

**2nd Publication****NOTICES**

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the **Law Reporter** makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The **Law Reporter** makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

**CLERK OF THE ORPHANS' COURT  
DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA**

**NOTICE OF FILING ACCOUNTS**

**ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, FEBRUARY 6, 2013**

**Courtroom 16 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE KATHERINE B. L. PLATT**

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

---

**ESTATE OF EMILIE D. KALOCAL, DECEASED** **1511-1919**

FIRST AND FINAL ACCOUNT

OF: ANDREW J. KALOCAL, EXECUTOR

ATTORNEY(S):

SAMUEL J. TRUEBLOOD, ESQUIRE

---

**ESTATE OF LEROY O. KRASLEY, DECEASED** **1505-0156**

FIRST AND FINAL ACCOUNT

OF: LORETTA T. KRASLEY, EXECUTOR

ATTORNEY(S):

RODNEY FLUCK, ESQUIRE

---

**ESTATE OF ROBERT T. FAWLEY, DECEASED** **1512-0580**

FIRST AND FINAL ACCOUNT

OF: DONNA FAWLEY, ADMINISTRATOR

ATTORNEY(S):

JOHN THOMAS DOOLEY, ESQUIRE

---

**GUARDIANSHIP OF SUELLEN BAILY WOOD** **1506-1176**

FINAL ACCOUNT

OF: WELLS FARGO BANK, N.A., GUARDIAN

---

**ESTATE OF CHARLES F. GOODALE JR, DECEASED** **1509-0898**

FIRST AND FINAL ACCOUNT

OF: JOSEPH A. BELLINGHERI, TRUSTEE

ATTORNEY(S):

JOSEPH A. BELLINGHERI, ESQUIRE

---

**ESTATE OF FRANK J. MICHAELS, DECEASED****1577-1212**

SECOND INTERIM ACCOUNT

OF THE SCHOLARSHIP TRUST UNDER WILL

OF: EDWIN R. BOYNTON, TRUSTEE

WELLS FARGO BANK, N.A., TRUSTEE

ATTORNEY(S):

EDWIN RODGERS BOYNTON, ESQUIRE

**GUARDIANSHIP OF PATRICIA JILL SMITH****1507-1565**

FIRST ACCOUNT

OF: BURTON C. JENSEN, GUARDIAN

ATTORNEY(S):

JENNIFER DI VETERANO GAYLE, ESQUIRE

**IN RE: GENEVIEVE M. CARMODY, POWER OF ATTORNEY****1512-0760**

FIRST AND FINAL ACCOUNT

OF: MARY M. KNAPP, ATTORNEY -IN- FACT

ATTORNEY(S):

LINDSAY A. DUNN, ESQUIRE

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

Let me serve your needs. Your firm may not practice in all areas of the law. Refer your clients to me for the below problems. Your clients remain your clients.

**Criminal Law****All Crimes****Drunk Driving****ARD****IP Programs****Expungements****Firearms cases****Firearm permits****Traffic Cases****Driver License Suspensions****Traffic Tickets****License Suspensions****Penndot Appeals****Occupational Licenses****Probationary Licenses****Medical Recall of Licenses****Nunc Pro Tunc Appeals**

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

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12-12002**

NOTICE IS HEREBY GIVEN that the name change petition of Shalaunda Renee Billingslea was filed in the above-named court and will be heard on February 11, 2013, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 15, 2012

Name to be changed from: Shalaunda Renee Billingslea to: Renee Billingslea

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

---

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania on January 7, 2013 for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation organized under the Pennsylvania Corporation Law of 1988, is NeuroMedic, Inc.

The purpose for which it was organized is for healthcare services to include the provision of management services to medical entities, and any other activities permitted under the Business Corporation Law of 1988.

PAULA J. MCDERMOTT, Solicitor

Post & Schell, P.C.

17 North Second Street

12th Floor

Harrisburg, PA 17101-1601

---

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for Raiden Holdings, Inc., under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

---

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of 1988.

The name of the corporation is: Iron Lake Technical Services, Inc.

Articles of Incorporation were (will be) filed on January 24, 2013

The purpose or purposes for which it was organized are: The purpose of the corporation shall be any lawful act or activity for which limited liability companies may be formed.

THOMAS R. WILCOX, III, Solicitor

12 Sugarbrook Lane

Malvern, PA 19355

---

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation – For-Profit Corporation have been filed for Murphy Law Firm, P.C. with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania on December 21, 2012, pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

BASEL W. FRENS, Solicitor

Gawthrop Greenwood, PC

17 East Gay Street

Suite 100

West Chester, PA 19380

---

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Protective Sports Equipment International, Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

JAMES B. GRIFFIN, Solicitor

James B. Griffin, P.C.

623 North Pottstown Pike

Exton, PA 19341

---

**CORPORATION NOTICE**

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

The name of the Corporation is Fillippo Livestock, Inc.

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

ARTHUR L. SAGNOR III, Solicitor  
Lachall, Cohen & Sagnor  
144 West Market Street  
West Chester, PA 19382

**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**

**BARRINGER**, Mary Pratt, late of Kennett Square. C. Minor Barringer, 329 Kenndal Drive, Kenndal at Longwood, Kennett Square, PA 19348-2343, Executor. **JOHN A. HERDEG**, Esquire, Herdeg, du Pont & Dalle Pазze LLP, 15 Center Meeting Road, Wilmington, DE 19807-1301, atty.

**BLOCK**, Pearl, late of Marple Township. Marian Genkin, 544 Howe Road, Merion Station, PA 19066, Executrix.

# **INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION**

***CONVENIENT, COURTEOUS SAME DAY SERVICE***

***PREPARATION AND FILING SERVICES IN ALL STATES***

**CORPORATION OUTFITS AND  
LIMITED LIABILITY COMPANY OUTFITS**

***SAME DAY SHIPMENT OF YOUR ORDER***

**CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS**

**CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES**

## **M. BURRKEIM COMPANY**

***SERVING THE LEGAL PROFESSION SINCE 1931***

**PHONE: (215) 563-8113      FAX: (215) 977-9386**

***2021 ARCH STREET, PHILADELPHIA, PA 19103***

**WWW.MBURRKEIM.COM**

**DAVIES**, Graham, late of Uwchlan Township. Ann Davies, care of REARDON & ASSOCIATES, LLC, Esquire, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executrix. REARDON & ASSOCIATES, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, atty.

**DEANE**, Kathryn M., late of East Whiteland Township. Heidi Carlson, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

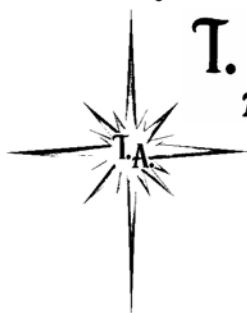
**FORRESTER**, Cecil C., late of West Brandywine Township. Christopher W. Forrester, 8216 Bobs Road, Felton, PA 17322 and Stephan T. Forrester, 1008 Sugarbush Lane, Burkburnette, TX 76354, Executors. JOHN S. MAY, Esquire, May Metzger and Zimmerman, LLP, 49 North Duke Street, Lancaster, PA 17602, atty.

**FREYBERGER**, Elva Y., late of West Bradford Township. Jason J. Freyberger, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**GROFF**, Eleanor L., late of West Chester. John P. Groff, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Administrator. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**IZETT**, Edna Dorothy G., a/k/a Dorothy G. Izett, late of Malvern Borough. George G. Izett, care of JOHN LASAK, Esquire, 560 E. Lancaster Avenue, Suite 108, St. Davids, PA 19087, Executor. JOHN LASAK, Esquire, Kania Lindner Lasak & Feeney, 560 E. Lancaster Avenue, Suite 108, St. Davids, PA 19087, atty.

## Friendly, Knowledgeable & Responsive



**T.A. TITLE INSURANCE COMPANY**

*There is a difference in the capability, accuracy, and promptness of title companies. Since 1948, T.A. Title has been a leader in the title industry.*

Title Insurance Services ✧ Convenient Closings ✧ Title Searches

**Contact our local offices or inquire about our Agency Program**

Paoli Office

42 E. Lancaster Ave.

(610) 644-5650

Downingtown Office

112 E. Lancaster Ave.

(610) 269-6360

Ask about 1031 Exchange Services to Defer Capital Gains Tax

For more information go to [www.1031corp.com](http://www.1031corp.com)

**NOURIE**, Lauren H., late of Tredyffrin Township. Richard F. Nourie and Ellen N. Calle, care of M. HOWARD VIGDERMAN, Esquire, 123 S. Broad Street, Philadelphia, PA 19109, Executors. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads LLP, 123 S. Broad Street, Philadelphia, PA 19109, atty.

**PYLE**, Dorothy D., late of Borough of West Chester. Gayle P. Campbell and Deborah P. Parsons, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrices. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**SCHMIDT**, Kay E., a/k/a Kay Schmidt, late of West Chester. Marilyn L. Collins, 5 Hastings Drive, Horsham, PA 19044, Administratrix, C.T.A. ROBERT C. GERHARD, III, Esquire, 222 S. Easton Road, Suite 104, Glenside, PA 19038, atty.

**SIKORSKI**, John B., a/k/a John Sikorski, late of East Goshen Township. Catherine M. Sikorski, care of DAVID S. WORKMAN, Esquire, 200 S. Broad Street, 6th Floor, Philadelphia, PA 19102, Executrix. DAVID S. WORKMAN, Esquire, Astor Weiss Kaplan & Mandel, LLP, The Bellevue, 200 S. Broad Street, 6th Floor, Philadelphia, PA 19102, atty.

**SKIFFINGTON**, Phyllis R., a/k/a Phyllis R. Skiffington Munroe and Phyllis Skiffington, late of East Whiteland Township. Lorne Munroe, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**TRAPP**, David R., a/k/a David Richard Trapp, late of Willistown Township. David Richard Trapp, Jr. and George Brinton Trapp, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executors. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

#### 2nd Publication

**BELL**, Steven D., late of Pocopson Township. Teresa J. Bell, care of JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

**BRAGAW**, Mary E., late of Penn Township. Peter T. Bragaw and Catherine Bragaw, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

## ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

### **James C. Schwartzman, Esq.**

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania • Former Federal Prosecutor • Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania • Vice Chair, PA Interest on Lawyers Trust Account Board • Selected by his peers as one of the top 100 Super Lawyers in PA and the top 100 Super Lawyers in Philadelphia • Named by his peers to *Best Lawyers in America* in the areas of legal malpractice and professional responsibility

1818 Market Street, 29th Floor • Philadelphia, PA 19103  
(215) 751-2863

**BRANNICK**, Edward J., late of Easttown Township. William E. Brannick, care of ROBERT R. DELONG, Jr., Esquire, 17 Veterans Square, PO Box 604, Media, PA 19063, Executor. ROBERT R. DELONG, Jr., Esquire, 17 Veterans Square, PO Box 604, Media, PA 19063, atty.

**BRIGHAM**, Richard T., late of West Chester. Katherine S. Brigham, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382, Executrix. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**BROWN**, Frederick W., Jr., late of Caln Township. Eileen M. Brown, 19 South Caln Road, Coatesville, PA 19320, Executrix.

**CARROLL**, Jean M., late of West Whiteland Township. James Maguire, care of MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

**CARTER**, Rae-Mone, Jr., late of West Chester. Lisa Marie Shelton, 221 Waterford Court, Sterling Place, Lancaster, PA 17603, Administratrix. JOSEPH J. AVERSA, Esquire, Aversa & Linn, P.C., 1700 Market Street, Suite 3050, Philadelphia, PA 19103, atty.

**CORKHILL**, Lucinda F., late of East Goshen Township. Eric A. Corkhill, III, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**DADDEZIO**, Carol V., late of New Garden Township. Marcella D. Stewart, care of CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Lane, Suite 105, Wayne, PA 19087, Executrix. CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Lane, Suite 105, Wayne, PA 19087, atty.

**DEFLAVIS**, Luigi P., late of Borough of Malvern. Luigi DeFlavis, Jr., 613 Municipal Drive, Thorndale, PA 19372, Executor. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

# Need CLE?

*The Association of REALTORS®  
School has plenty of credits  
available at affordable prices!*



The Association of REALTORS® School is an accredited provider with the Pennsylvania Continuing Legal Education Board.

Our state-of-the-art school in Malvern has an extensive roster of quality real estate continuing education courses that offer CLE credits. The School also features the best real estate industry instructors in the area and a tremendous learning environment since 1975.

For more information on courses and to register, **log on to**  
**[suburbanwestrealtors.com/cle](http://suburbanwestrealtors.com/cle) or call 866-495-7972.**



**ASSOCIATION OF REALTORS® SCHOOL**

Owned and Operated by Suburban West REALTORS® Association

100 Deerfield Lane, Ste 240  
Malvern, PA 19355



**DILWORTH**, Jane H., late of West Bradford Township. William P. Dilworth, care of JOHN A. SALING, Esquire, 442 North High Street, West Chester, PA 19380, Executor. JOHN A. SALING, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**HARRINGTON**, Lorena B., late of West Brandywine Township. Donna H. Kneib, 3070 Manor Road, Coatesville, PA 19320, Executrix. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HEMMINGSSEN**, Erik, late of Pennsbury Township. Louise B. Hemmingsen, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**LAFRANCE**, Patricia A., a/k/a Patricia A. Barnes, late of Kennett Square Borough. Denise L. Hagerty, 501 W. Cypress Street, Apt. 2C, Kennett Square, PA 19348, Executrix. DANIEL J. MAISANO, Esquire, 415 McFarlan Road, Suite 200, Kennett Square, PA 19348, atty.

**LALOUP**, Brian J., late of Downingtown. Beverly LaLoup, care of THOMAS P. MCCABE, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. THOMAS P. MCCABE, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**LAWRENCE**, Gertrude E., late of Honey Brook Township. Terry Ersland, care of KATHLEEN A. FARRELL, Esquire, 216 South Orange Street, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 216 South Orange Street, Media, PA 19063, atty.

**LENGYEL**, Barbara W., late of Tredyffrin Township. Joan Bradley, care of PETER L. REISS, Esquire, 107 East Oakland Avenue, Doylestown, PA 18901, Executrix. PETER L. REISS, Esquire, Clemons Richter & Reiss PC, 107 East Oakland Avenue, Doylestown, PA 18901, atty.

**MARTILIK**, Robert Joseph, late of Wallace Township. Regina Martilik, 58 Ridge Road, Phoenixville, PA 19460, Administratrix. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MCBRIDE**, Dorothy M., late of City of Coatesville. Robert W. McBride, 1068 Wayne Avenue, Coatesville, PA 19320, Executor. DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, atty.

**MCFARLAND**, Mary R., late of West Brandywine Township. James D. McFarland, Jr., care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**MEANS**, Hope E., late of Caln Township. Janet R. Walton, 290 Wilmington Road, Coatesville, PA 19320, Executrix. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MENHENNETT**, Annette, late of Cochranville. Michael Brakel, 29 Golfview Lane, Reading, PA, Executor. WARREN H. PRINCE, Esquire, Prince Law Offices, P.C., 646 Lenape Road, Bechtelsville, PA 19505-9135, atty.

**POLLOCK**, Hugh I., late of Honey Brook Township. Gordon E. Hickman, 361 Harleysville Pike, Souderton, PA 18964, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**RALEY**, J. Frank Jr., late of Lexington Park, Maryland. Norry Darcy, care of MATTHEW T. KELLY, Esquire, 1622 Spruce Street, Philadelphia, PA 19103, Administratrix. MATTHEW T. KELLY, Esquire, Spruce Law Group, LLC, 1622 Spruce Street, Philadelphia, PA 19103, atty.

**RAUCH**, Patricia J., late of Tredyffrin Township. Mary Eleanor A. Brennan, care of KATHLEEN M. O'CONNELL, Esquire, 1500 John F. Kennedy Boulevard, Suite 1400, Philadelphia, PA 19102-1890, Executrix. KATHLEEN M. O'CONNELL, Esquire, Schubert, Gallagher, Tyler & Mulcahey, P.C., 1500 John F. Kennedy Boulevard, Suite 1400, Philadelphia, PA 19102-1890, atty.

**RESSLER**, Carl M., Jr., late of Downingtown. Margaret C. Ressler, 207 Walnut Hill Road, A23, West Chester, PA 19382, Executrix. EDITH CHEW, Esquire, 20 W. Miner St., West Chester, PA 19382, atty.

**RYAN**, Kathryn M., late of East Goshen



Township. Patricia Ryan Platt, 1069 Edgewood Chase Drive, Glen Mills, PA 19342, Executrix.

**SCHALCK**, Harry G., late of Pennsbury Township. Carol W. Anderson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**THOMAS**, William, late of Valley Township. Iris Thomas, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administratrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**TOLTON**, Patsy L., late of New Garden Township. Randy R. Tolton, care of William J. Gallagher, 18 Robin Drive, Hockessin, DE 19707, Executor. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, LTD., 211 East State Street, Kennett Square, PA 19348, atty.

**VENARDE**, Dell L., a/k/a Dell Lanier Venarde, late of Kennett Township. David F. Venarde, 522 West End Avenue, Apt. 12C, New York, NY 10024, Executor. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.A., One Rodney Square, P.O. Box 551, Wilmington, DE 19899, atty.

**WILLIAMS**, Kathrym M., late of East Caln Township. Jeffrey M. Williams, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

### 3rd Publication

**CRIDDLE**, Jeanne K., a/k/a Jeanne Kirk Criddle, late of Tredyffrin Township. Timothy B. Barnard, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Executor. BARNARD, MEZZANOTTE, PINNIE & SEE-LAUS, LLP, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

**CURRY**, Donald, late of West Goshen Township. William H. Ridings and Pamela C. McElwee, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executors. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**FENNELLY**, Thomas P., late of Downingtown. Stephanie Anderson, 822 Walnut Street, Coatesville, PA 19320, Administratrix.

**GREENE**, Allen R., late of Malvern. Howard L. Greene, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Administrator. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**HICKMAN**, David M., late of East Bradford Township. Dana L.H. Simmler, 352 Snyder Avenue, West Chester, PA 19382 and Daphney L.H. Hash, 352 Snyder Avenue, West Chester, PA 19382, Executrices. DAVID P. PATTEN, Esquire, 306 N. Church Street, West Chester, PA 19380, atty.

**JEFFERSON**, Precious, late of Malvern. Marguerite D. Vera, 30 Brians Circle, Princeton, NJ 08550, Administrator. SOLOMON V. WEINSTEIN, Esquire, 1032 Millcreek Drive, Feasterville, PA 19053, atty.

**KELLEY**, Jeanette H., late of East Coventry Township. Debra Kelley Sands, 2603 Ironville Pike, Columbia, PA 17512, Executrix. LEE F. MAUGER, Esquire, Mauer & Meter, P.O. Box 698, Pottstown, PA 19464, atty.

**LUTZ**, Lloyd L., a/k/a Lloyd Lawrence Lutz, late of Glenmoore. Jennifer Lutz, c/o 201 Indiantown Road, Glenmoore, PA 19343, Executrix.

**MADEIRA**, Margaret C., late of West Whiteland Township. Geoffrey Stengel, Jr., 490 Norristown Road, Suite 252, Blue Bell, PA 19422, Executor. FRANK G. COOPER, Esquire, Duane Morris LLP, 30 South 17th Street, Philadelphia, PA 19103-4196, atty.

**MCVEY**, Michael Wayne, Sr., late of West Chester. Michael Wayne McVey Jr., 406 Heckle St., Phoenixville, PA 19460, Administrator.

**MILLER**, Rita R., late of Upper Uwchlan Township. Sharon B. Lackovic, care of MICHAEL S. DINNEY, Esquire, P.O. Box 128, Bryn Mawr, PA 19010, Executrix. MICHAEL S. DINNEY, Esquire, Shea and Shea, LLP, P.O. Box 128, Bryn Mawr, PA 19010, atty.

**MORAN**, Florence, late of Valley Township. Kenneth T. Moran, 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.

**ROBINSON**, Leona S., late of West Brandywine Township. Ronald B. Robinson, care of The Law Firm of Barry S. Rabin, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ROTH**, Kathryn J., late of West Brandywine Township. Jeanne D. Garrick, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

**ROWLES**, Regina T., late of East Bradford Township. Lawrence W. Rowles, 439 Hazel Avenue, Folsom, PA 19033, Executor. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**SANDS**, Tyler Earl, late of Uwchlan Township. Earl E. Sands, 2200 Blackheath Trace, Alpharetta, GA 30005, Administrator. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**SCHMIDT**, Margaret, late of Caln Township. Christopher Schmidt, 1640 Caln Meetinghouse Road, Downingtown, PA 19335, Executor.

**TAYLOR**, Thomas G., late of West Goshen Township. Elizabeth J. Taylor, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**THOMAS**, Margaret M., a/k/a Margaret McCue Thomas, late of Kennett Square Borough. Kenneth W. Thomas and Mary Ann Thomas Armstrong, care of CARL R. HALLGREN, Esquire, 700 North Duke Street, P.O.Box 4686, Lancaster, PA 17604-4686, Executors. MORGAN, HALLGREN, CROSSWELL & KANE, P.C., 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686, attys.

## CLASSIFIED ADS SECTION

### MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at [www.chescobar.org](http://www.chescobar.org). To reserve your room, please call 610-692-1889.

### SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.16 per space/character

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

SOVEREIGN BANK, N.A., FORMERLY  
KNOWN AS SOVEREIGN BANK

Plaintiff

vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

CHESTER COUNTY

JASON W. FARLEY

Defendant

No. 12-04713

**NOTICE**

To JASON W. FARLEY

You are hereby notified that on May 8, 2012, Plaintiff, SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 12-04713. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 893 WOODLAWN AVENUE, PHOENIXVILLE, PA 19460-4031 whereupon your property would be sold by the Sheriff of CHESTER County.

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

**NOTICE**

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

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

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

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

---

**In The Court of Common Pleas  
Chester County  
Civil Action – Law  
No. 12-06466  
Notice of Action in Mortgage Foreclosure**

Green Tree Consumer Discount Company, Plaintiff vs. Irina G. Wasson & Pavel R. Yanbekov, Mortgagor and Real Owner, Defendants

To: Pavel R. Yanbekov, Mortgagor and Real Owner, Defendant, whose last known address is 202 Fox Trail, Parkesburg, PA 19365. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff Green Tree Consumer Discount Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 12-06466, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 202 Fox Trail, Parkesburg, PA 19365 whereupon your property will be sold by the Sheriff of Chester County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. 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 the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Chester County Bar Assoc., 15 W. Gay St., West Chester, PA 19380, 610-429-1500. Legal Aid of Chester County, Inc., 14 E. Biddle St., West Chester, PA 19380, 610-436-4510. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

---

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PA  
Civil Division – NO. 12-10381

Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006, Plaintiff vs. Unknown Heirs, Successors, assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Linda Loutey, deceased, Defendant(s).

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Linda Loutey, Deceased, Defendant(s) 147 East Miner Street, West Chester, PA 19382. Your house (real estate) at: 147 East Miner Street, West Chester, PA 19382 (01-09-0336) is scheduled to be sold at Sheriff's Sale on May 16, 2013 at: Office of the Sheriff, Chester County Justice Center, 201 West Market Street, Suite 1201, P.O. Box 2748, West Chester, PA 19382-2947 at 11:00 a.m. to enforce the court judgment of \$274,620.00 obtained by Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call:(610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (610)344-6850. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. 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 THE OFFICE LISTED BELOW TO

FIND OUT WHERE YOU CAN GET LEGAL HELP. Chester County Bar Association, 15 W. Gay Street,  
2nd Fl., West Chester, PA 19380, 610-429-1500.

CHRISTOPHER A. DeNARDO, Atty. for Plaintiff

SHAPIRO & DeNARDO, LLC

3600 Horizon Dr., St. 150

King of Prussia, PA 19406

(610)278-6800

---

**3<sup>rd</sup> Publication****NOTICE**

IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY, PENNSYLVANIA,  
CIVIL ACTION, LAW, NO. 10-13934  
Caln Township Municipal Authority and  
Township of Caln vs.  
Laura Locker AKA Laura Outt

Notice is hereby given that the above was named as Defendant in a civil action instituted by plaintiffs. This is an action to recover delinquent sewer and trash fees for the year 2009, for the property located at 103 Glen Ridge Drive, Caln Township, Pennsylvania, Tax Parcel No. 39-2L-77. A municipal claim in the amount of \$954.50 was filed on or about November 18, 2010 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

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 the office set forth below to find out where you can get legal help.

Lawyer Referral Service, Chester County Bar Association, P.O. Box 3191, West Chester, PA 19380, (610) 429-1500  
Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404-0391, (866) 211-9466

**1<sup>st</sup> Publication****TRUST NOTICE**

TRUST OF: Charles F. Leonzis  
Late of Toughkenamon

Diane Leonzis, Trustee  
530 Harlan Blvd., Unit 407  
Wilmington, DE 19801

BRETT B. WEINSTEIN, ESQUIRE  
705 W. DeKalb Pike  
King of Prussia, PA 19406

**TRUST NOTICE**

**The Merle E. Nessel Family Trust dated  
July 17, 1996,  
Amended February 9, 2000 and  
August 24, 2009**

Merle E. Nessel, Deceased, Settlor, 1  
ate of East Goshen Township  
Chester County, Pennsylvania

All persons indebted to said Trust or Settlor are requested to make immediate payment, and those having legal claims, to present the same without delay to:

**SUCCESSOR CO-TRUSTEES**

Michael G. Nessel  
14 Clover Lane  
Malvern, PA 19355  
and  
Kathleen A. Kulp  
401 Glasgow Street  
Stowe, PA 19464

**OR****ATTORNEY**

Kathleen M. Martin  
O'Donnell, Weiss & Mattei, P.C.  
41 East High Street  
Pottstown, PA 19464-5426



**SHERIFF SALE OF REAL ESTATE**

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, FEBRUARY 21, 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, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, MARCH 25, 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. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK, OR MONEY ORDER MADE PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

**CAROLYN B. WELSH, SHERIFF**

**1st Publication**

**SALE NO. 13-2-60**  
**Writ of Execution No. 07-08553**  
**DEBT \$89,271.20**

ALL THOSE TWO CERTAIN lots or tracts of ground together with the improvements thereon erected, situated in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

**TRACT #1**

ALL THAT CERTAIN lot of land, upon which is erected the south house of a block of two brick dwelling houses designated as No. 51 Columbia Avenue, situated in the City of Coatesville, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the east curb line of Columbia Avenue, a corner of land now or late of Cornelius A. Lyons, et ux, and distant one hundred feet and seven inches southward from the south line of Juniper Street; thence measuring along the east curb line of Columbia Avenue southwardly twenty feet and five and one-half inches to a corner of land of The Home Building and Loan Association of Coatesville, and extending back eastwardly between parallel lines of that width one hundred and sixteen feet to the west line of a four feet wide private alley extending from Juniper Street to Stirling Street.

BOUNDED on the north by land now or late of Cornelius A. Lyons, et ux, this north line passes through the center of the middle dividing partition in said block of two brick dwelling houses; on the east by the west line of said four feet wide private alley; on the south by land of The Home Building and Loan Association of Coatesville; and on the west by the east line of Columbia Avenue.

CONTAINING twenty-three hundred and seventy-three (2373) square feet of land, be the same more or less.

**TRACT #2**

ALL THAT CERTAIN lot or piece of land being a part of a four feet wide private alley extending from Juniper Street to Stirling Street, situate in the Fourth Ward of the City of Coatesville, Chester County, Pennsylvania bounded and described as follows:

BEGINNING at point in the west line of a four feet wide private alley extending from Juniper Street to Stirling Street, being the north east corner of present land now or late of Frank D. Stoner, et ux, and distant one hundred feet seven inches southward from the south line of Juniper Street; thence measuring along the east line of present land of grantor herein, being also the west line of the said four feet wide private alley, southwardly twenty feet five and one-half inches to the north east corner of land now or late of Harry L. Russell, et ux; thence extending back eastwardly between parallel lines of that width and parallel to said Juniper Street and said Stirling Street, four feet to the west line of land of the School District of the City of Coatesville, being also east line of the said four wide private alley.

BOUNDED on the north by land now or late of Cornelius F. Lyons, et ux; on the east by the west line of land of the School District of the City of Coatesville; being also the east line of said four feet wide private alley; on the south by land now or late of Harry L. Russell, et ux; and on the west by the east line of present land of Grantor

herein, being also the west line of the said four feet wide private alley.

CONTAINING eighty-one and five-sixths square feet of land, be the same more or less.

TAX Parcel 16-06-0615

BEING known as 51 S 8th Street  
Coatesville PA 19320

BEING the same premises which  
Thomas P. Ambroziak and Marlene A. Ambroziak  
f/k/a Marlene A. Collins, his wife, by Deed dated  
10/22/79 and recorded 10/29/79, in the Office of  
the Recorder of Deeds in and for Chester County,  
in Deed Book 55 Page 544, granted and conveyed  
unto Thomas P. Ambroziak and Marlene A.  
Ambroziak, his wife.

PLAINTIFF: Wells Fargo Bank NA  
(Trustee) AKA Security National Mortgage Loan  
Trust The

VS

DEFENDANT: **THOMAS P. &  
MARLENE A. AMBROZIAK**

SALE ADDRESS: 51 S 8th Avenue,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL  
TIMOTHY McKEEVER, 866-413-2311**

**SALE NO. 13-2-61**

**Writ of Execution No. 12-07333**

**DEBT \$44,744.76**

TRACT NO. 1.

ALL THAT CERTAIN lot or piece of  
ground with the buildings thereon erected, situated  
in the City of Coatesville, County of Chester and  
State of Pennsylvania, more particularly bound  
and described as follows:

BEGINNING at a stake, the intersection  
of the east curb line of Church Street with the  
middle line of West Chestnut Street; thence along  
said middle line of West Chestnut Street north  
sixty three degrees and seventeen minutes east,  
one hundred eight and fourteen one-hundredths  
feet to an iron pin a corner of land now or late of  
Charles Kapral and Mary Kapral; his wife; thence  
along said land south seventeen degrees and forty  
one minutes east eighty four and five one hundredths  
feet to a stake; thence along land now or  
late of Charles P. Greenwood and Isaac Braunstein  
south seventy four degrees twenty minutes west,  
one hundred eleven and seventy, one one-hundredths  
feet to a stake in the east curb line of  
Church Street; thence along said east curb line of  
Church Street north thirteen degrees and thirty six  
minutes west, sixty three and fifteen one-hundredths  
feet to the place of beginning.

THE south boundary line of said prem-

ises is distant nine feet from the south wall of the  
stone tenement erected on said lot and is parallel  
there with.

BOUNDED on the north by said middle  
line of West Chestnut Street, on the east by  
land now or late of Charles Kapral and Mary  
Kapral, his wife, on the south by land now or late  
of Charles P. Greenwood and Isaac Braunstein,  
and on the west by the said east curb line of  
Church Street.

TRACT NO. 2.

ALL THAT Lot of Land situate on the  
south side of West Chestnut Street, in the City of  
Coatesville aforesaid, bounded and described as  
follows:

BEGINNING at a point in the center  
line of West Chestnut Street, a corner of land now  
or late of Charles Kapral et al; thence along the  
center line of West Chestnut Street north sixty  
three degrees seventeen minutes east, seventy feet  
to a corner of land late of Horace G. Emery,  
deceased; thence by the same south fourteen  
degrees eighteen minutes east, one hundred and  
twenty seven and five tenths feet to a post, a corner  
of land now or late of Archbishop John Patrick  
Ryan; thence by the same south seventy four  
degrees forty minutes west, sixty one and five  
tenths feet to a stake, a corner of Lot No. 2 of Isaac  
Braunstein; thence by the same and land now or  
late of Charles Kapral et al north seventeen  
degrees forty one minutes west, one hundred and  
thirteen and sixty three one hundredths feet to the  
place of beginning. Containing eight thousand two  
hundred and fifty five square feet, more or less.

UPI #16-4-86

BEING the same premises which  
Anthony J. Winski, executor of the estate of Mary  
H. Winski, by Deed dated March 30, 2001 and  
recorded April 18, 2001 in the Office of the  
Recorder of Deeds in and for Chester County in  
Deed Book 4935 Page 1600, granted and conveyed  
unto Geneva C. McFall, who departed this life on  
January 10, 2011

PLAINTIFF: The Bank of New York  
Mellon

VS

DEFENDANT: **ESTATE OF GENE-  
VA C. McFALL c/o JOHN J. DEL CASALE**

SALE ADDRESS: 25 N Church Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOSEPH  
K. REJENT, 215-572-8111**

**SALE NO. 13-2-62**  
**Writ of Execution No. 12-04862**  
**DEBT \$67,502.33**

ALL THAT CERTAIN brick tenement and lot or piece of land situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania bounded and described according to a survey made by E. F. Pennypacker in the year A.D. 1858, variation of the magnetic needle given being 4 degrees 34 minutes west of the true meridian as follows, to wit:

BEGINNING at a point on the south side of Grover Street, a corner of other lands now or late of Thomas D. Grover, deceased; thence along the latter lands and parallel with Lincoln Avenue, 59 1/3 feet east of the eastern side of said Lincoln Avenue south 9 1/2 degrees east for the distance of 60 feet to the northern side of a 5 foot alley-way which extends from Lincoln Avenue to Quick Street, the distance of 300 feet; thence along the north side of said alley way north 80 1/2 degrees east 14 feet to a corner of other lands now or late of Thomas D. Grover, deceased; thence at right angles with the said alley way north 9 1/2 degrees west for the distance of 60 feet to the south side of Grover Street; thence along the said side of said latter Street south 80 1/2 degrees west for the distance of 14 feet to the place of beginning.

BLR #15-13-345

FOR information purposes only – property also known as: 348 Grover St., Phoenixville, PA 19460-3710

TITLE to said premises is vested in George Cochran, by Deed from Janice G. Sweeney, dated 3/19/2004 recorded 3/29/2004 in Book 6103, Page 688.

PLAINTIFF: Kondaur Capital Corporation

VS

DEFENDANT: **GEORGE COCHRAN**

SALE ADDRESS: 348 Grover Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

**SALE NO. 13-2-63**  
**Writ of Execution No. 10-06879**  
**DEBT \$483,301.28**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Property of Diamond Hope Corporation, made

by Earl R. Ewing, Inc., Phoenixville, Pennsylvania dated February 1, 1964 and revised August 6, 1964, as follows, to wit:

BEGINNING at a point on the southwesterly side of the cul-de-sac at the end of Gerard Lane (50 feet wide), the said cul-de-sac being 100 feet in diameter, at the distance of 951.72 feet measured the 5 following courses and distances along the southeasterly side of Gerard Lane and cul-de-sac from its intersection with the title line in the bed of Jug Hollow Road; (1) south 87 degrees west, 183.57 feet (2) southwestwardly on the arc of a circle curving to the left with a radius of 50 feet, the arc distance of 30.54 feet (3) south 52 degrees west, 625.56 feet (4) southwestwardly on the arc of a circle curving to the left with a radius of 19.30 feet the arc distance of 16.93 feet (5) southwestwardly and northwestwardly on the arc of a circle curving to the right with a radius of 50 feet, the arc distance of 95.12 feet; thence from said point of beginning along Lot #6, south 26 degrees 24 minutes west, 189.91 feet to a point in line of land of R.C. Kern; thence along said land, north 64 degrees 19 minutes west, 235.72 feet to a point; thence still along said land, north 15 degrees 53 minutes east, 254.64 feet to a corner of Lot #10; thence along Lot #10, south 62 degrees east, 227.37 feet to a point on the north-west side thereof, southwestwardly and southeastwardly on the arc of a circle curving to the left with a radius of 50 feet, the arc distance of 84.88 feet to the first mentioned point and place of beginning.

CONTAINING 1,403 acres.

BEING Lot #9 on said Plan.

TAX Parcel #: 27-8C-11

BEING known as: 240 Oakwood Lane, Valley Forge, PA 19481

BEING the same premises which Malcom C. Weeks and Florence H. Weeks, his wife, by Deed dated 3/16/84 and recorded 8/14/84, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book A64 Page 67, granted and conveyed unto Boris Dudchenko Jr. and Nancy Weeks Dudchenko, his wife.

PLAINTIFF: Bank of America National Association

VS

DEFENDANT: **NANCY WEEKS & BORIS (JR) DUDCHENKO**

SALE ADDRESS: 240 Oakwood Lane, Valley Forge, PA 19481

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

**SALE NO. 13-2-64**  
**Writ of Execution No. 12-03470**  
**DEBT \$95,581.38**

ALL THAT CERTAIN lot or land upon which is erected the east house of a block of two brick and stucco dwelling houses, designated as No. 990 Olive Street.

SITUATE in the 4th Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the south curb line of Olive Street; distant 110 feet westwardly from the intersection of the south curb line of Olive Street the west curb line of 10th Avenue a corner of land of James H. Jackson and Laura R. Jackson, his wife; thence along the same south 4 degrees, 57 minutes east 148 feet to the north line of Juniper Street; thence along the said north line of Juniper Street, south 85 degrees, 03 minutes west 25 feet to a point a corner of land now or late of H. Roy Brown; thence along the same and passing through the center of the middle dividing partition in said block of two brick and stucco dwelling houses, north 4 degrees, 57 minutes west 148 feet to a point in the south curb line of Olive Street; thence along the same, north 85 degrees, 03 minutes east 25 feet to the place of beginning.

CONTAINING 3,700 square feet of land, be the same more or less.

BEING UPI #16-6-623

TITLE to said premises is vested in Yolanda Rodriguez by Deed from Carlee D. Brown, Jr. and Carolyn J. Brown dated June 27, 2003 and recorded October 6, 2003 in Deed Book 5923, Page 117.

PREMISES being known as: 990 Olive Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-6-623

PLAINTIFF: Weichert Financial Services

VS

DEFENDANT: **YOLANDA RODRIGUEZ**

SALE ADDRESS: 990 Olive Street, Coatesville, PA 19320

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

**SALE NO. 13-2-65**  
**Writ of Execution No. 12-05932**  
**DEBT \$490,705.00**

ALL THAT CERTAIN tract or parcel of land, situate in West Bradford Township,

Chester County, PA, bounded and described in accordance with a Subdivision Plan of Marshall Estates prepared by Yerkes Associates, Inc. dated 6/23/1992, last revised 10/26/1992 and recorded as Plan No. 11984 in the Office of the Recorder of Deeds of Chester County as follows:

BEGINNING at an iron pin set on the southerly side of the existing right of way line of Telegraph Road (T3 5) said point marking a northeast corner of Lot No. 5 as shown on said Plan and a northwest corner of this about to be described lot; thence from said point of beginning and containing along the southerly side of the existing right of way of Telegraph Road north 70 degrees 44 minutes 0 seconds east 332.62 feet to a point; a corner of Lot No. shown on said Plan; thence along Lot No. 3 south 1 degrees 34 minutes 50 seconds east, crossing over a 20 feet wide AT&T easement, 436.08 feet to a point marked by a stone found, a corner of land now or late of Albert Albertson; thence along the same south 75 degrees 21 minutes 30 seconds west 187.70 feet to an iron pin set, a corner of Lot No. 5 as shown on said Plan; thence along the same and recrossing the 20 feet wide AT&T easement, north 21 degrees 8 minutes 0 seconds 392.03 feet to an iron pin set on the southerly side of the existing right of way line of Telegraph Road, the point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINING 2.44 acres, the same more or less.

BEING Parcel No. 50-6-66.3

BEING known as 1430 Telegraph Road, West Chester, PA 19380.

BEING the same premises which Donald W. Owens and Clarence Owens, Sr., by Deed dated April 11, 2007 and recorded in the Chester County Recorder of Deeds Office on June 20, 2007 in Deed Book 7191, Page 77, granted and conveyed unto Donald W. Owens.

PLAINTIFF: New York Mellon Trust Company The Bank Of

VS

DEFENDANT: **DONALD W. OWENS**

SALE ADDRESS: 1430 Telegraph Rd, West Chester, PA 19380

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

**SALE NO. 13-2-66**  
**Writ of Execution No. 12-05113**  
**DEBT \$**

ALL THAT CERTAIN lot or piece of land with all the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center line of hall Street, directly opposite the center of the two and one-half story brick dwelling identified as No. 162-164 Hall Street; thence along the center line of Hall Street south 74 degrees west 28 feet to a corner in the lands of the Spring City Lutheran Church; thence along the same south 15 degrees east 150 feet to a corner also the lands of the Spring City Lutheran Church, thence along said lands north 74 degrees east 28 feet to a corner in the edge of Lot occupied by Dwelling No. 162 Hall Street; thence along the same and directly along the center line of the dividing partition wall separating the easterly one-half from the westerly one-half of the two and one half story brick dwelling, north 16 degrees west 150 feet to a point in the center line of Hall Street, or the place of beginning.

TAX Parcel #: 14-4-442

BEING known as: 164 Hall Street, Spring City, PA 19475

BEING the same premises which Christine L. Hector and Joseph F. Hector, wife and husband, by Deed dated 3/31/2005 and recorded 4/8/2005, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6456 Page 2107, granted and conveyed unto Christine A. Allen-Karpuk.

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **CHRISTINE A. ALLEN KARPUK**

SALE ADDRESS: 164 Hall St, Spring City, PA 19475

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

**SALE NO. 13-2-67**  
**Writ of Execution No. 12-06555**  
**DEBT \$70,078.76**

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described according to

a sub-division of land for David Carr made by Berger & Hayes, Inc., dated March 10, 1992, filed in Chester County as Plan #11924 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Washington Avenue, said point a corner of land of Samuel London; thence extending from said beginning point and along Washington Avenue south 84 degrees 21 minutes 58 seconds west 50.22 feet to a point a corner of Lot No. 8; thence extending along same north 05 degrees 38 minutes 02 seconds west, 150 feet to a point a corner of Lot No. 18; thence extending along the same north 84 degrees 21 minutes 58 seconds east, 50.10 feet to a point in line of land of Juan Olguin; thence extending along the same and also along lands of others south 05 degrees 40 minutes 49 seconds east, 150 feet to a point on the northerly right of way line of Washington Avenue the first mentioned point and place of beginning.

TAX Parcel #: 8-3-256

BEING known as: 487 Washington Avenue, Parkesburg, PA 19365

BEING the same premises which Alain Kaldewaay and Julie A. Kaldewaay by Deed dated 6/23/00 and recorded 7/3/00, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4778 Page 483, granted and conveyed unto Barbara J. Piper

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **BARBARA J. PIPER**  
SALE ADDRESS: 487 Washington Ave, Parkesburg, PA 19365

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

**SALE NO. 13-2-68**  
**Writ of Execution No. 12-06174**  
**DEBT \$297,766.78**

ALL THAT CERTAIN message and Lot of Land, situate in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania, known as 133 East Barnard Street, bounded and described as follows, to wit:

BEGINNING at a stake on the north side of Barnard Street in said Borough on the southwestern corner of Lot of Land now or late of Theodore Otley; thence westwardly along Barnard Street 25 feet to a corner of land now or late of A.M. Dobson; thence northwardly along the line of said Dobson's land, about 162 feet to a public alley; thence eastwardly along said alley about 4 1/2 feet to the northwestern corner of Lot now or

late of John Jones; thence southwardly along said land of Jones about 41 feet; thence eastwardly still by land of said Jones about 20 1/2 feet to the northwestern corner of said land now or late of Theodore Otley; thence by the same, southwardly about 120 feet to Barnard Street to the place of beginning.

TAX Parcel #: 1-9-542

BEING known as: 133 East Barnard Street, West Chester, PA 19382

BEING the same premises which Amna Salahuddin by Deed dated 4/28/10 and recorded 4/30/10, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7907 Page 840, granted and conveyed unto Awais Farooq.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **AWAIS FAROOQ**

SALE ADDRESS: 133 East Barnard Street, West Chester, PA 19382

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

**SALE NO. 13-2-70**

**Writ of Execution No. 10-05173**

**DEBT \$338,340.89**

ALL THAT CERTAIN lot or piece of ground situate in Valley Township Chester County Pennsylvania bounded and described according to a final subdivision plan of Meadowbrook made by G.D. Houtman and Son, Inc. dated 6/30/1995 last revised 1/18/2002 and recorded in Chester County as Plan No. 16456 as follows to wit:

BEGINNING at a point on the northerly side of Franklin Street a corner of Lot 47 on said Plan, thence extending along said Lot, north 01 degrees 37 minutes 14 seconds west crossing a 10 feet wide utility easement, 105.00 feet to a point in line of Lot 19, thence extending along same, north 88 degrees 22 minutes 46 seconds east recrossing said 10 feet wide utility easement, 120.48 feet to a point on the westerly side of Meadowbrook Drive, thence extending along same on the arc of a circle curving to the right having a radius of 130.00 feet the arc distance of 40.85 feet to a point of tangent, thence extending south 05 degrees 17 minutes 46 seconds west 42.67 feet to a point of curve, thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance, of 36.25 feet to a point of a tangent on the northerly side of Franklin Street, thence extending along same, south 88 degrees 22 minutes 46 seconds west 92.00 feet to the first mentioned point and place of beginning

CONTAINING 12,467 square feet more or less

BEING Lot 48 on said plan

TAX Parcel #: 38-2-129.50

BEING known as: 801 Franklin Street, Coatesville, PA 19320

BEING the same premises which DHL-P-Meadowbrook, LP, by Deed dated 7/28/04 and recorded 9/8/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6274 Page 359, granted and conveyed unto Leon D. Cleveland and Stacy Cleveland, husband and wife.

PLAINTIFF: Bank of America

VS

DEFENDANT: **STACY & LEON D. CLEVELAND**

SALE ADDRESS: 801 Franklin Street, Coatesville, PA 19320

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

**SALE NO. 13-2-71**

**Writ of Execution No. 10-10441**

**DEBT \$25,859.30**

ALL THAT CERTAIN tract or parcel of land situate in East Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out for Robert D. Taylor and Janet H. Taylor, and W. Howard Montgomery and Carol H. Montgomery, as of April 3, 1965, by Ralph E. Shaner & Son Engineering Co., and more fully described as follows, to wit:

BEGINNING at a corner lands Edward John, Jr., said point being in the middle of School House Road (legal width of 33 feet, given width by Lot Plan of 50 feet); thence along the middle of said School House Road by lands formerly owned by Knute T. Rondum north 43 degrees 11 minutes east 250.00 feet to a corner other lands of the grantor; thence along the same south 46 degrees 49 minutes east 261.36 feet to a corner and south 43 degrees 11 minutes west 251.52 feet to a corner of line lands Edward John, Jr.; thence along the same north 46 degrees 29 minutes west 261.36 feet to a corner and place of beginning.

CONTAINING 1.50 acres of land and being all of Lot #32 of a Plan of Lots as laid out by Robert D. Taylor and Janet H. Taylor, his wife, and W. Howard Montgomery and Carol R. Montgomery, his wife, as of April 3, 1965 and recorded in the Court House, West Chester, Pennsylvania, in Plan Book No. 21, Page No. 30, as of September 2, 1965.



BEING Chester County Tax Parcel 18-4-103.32

BEING the same premises which Barry E. Shuman and Sandra R. Shuman by Deed dated March 6, 1982 and recorded May 24, 1993 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 3558, Page 2009, granted and conveyed unto Sandra R. Shuman.

TO be sold as the premises of Sandra R. Shuman a/k/a Sandra R. Sinclair.

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Susquehanna Bank (F/K/A)

VS

DEFENDANT: **SANDRA R. aka SANDRA R. SINCLAIR SHUMAN**

SALE ADDRESS: 643 Schoolhouse Road, East Coventry Township, Pottstown, PA

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

**SALE NO. 13-2-72**

**Writ of Execution No. 10-04907**

**DEBT \$83,310.48**

ALL THAT CERTAIN tract of land known as Lot No. 11 on a Plan of Lots of Black Horse Road, Caln Township, Chester County, Pennsylvania bounded and described according to a new survey made by J.W. Harry, C.E. October 20, 1950, as follows: beginning at a point in or near the middle of Black Horse Road (a public road leading from Coatesville to the Veterans Hospital) at the northwesterly corner of Lot No. 10 as shown on said Lot Plan, located from a nail in the middle of the Black Horse Road, a corner of land of G.D. Spackman, by the following two courses and distances, measured along said Black Horse Road (1) north thirty nine degrees, twelve minutes east, six hundred twenty six and seventeen one hundredths feet to a point (2) north thirty two degrees twenty minutes east, two hundred eighty eight feet to the point of beginning; thence beginning at said place of beginning and along the Black Horse Road for the following two courses and distances (1) north thirty two degrees twenty minutes east, seventy five feet to a point (2) north fifty two degrees forty four minutes east, thirty five and ninety nine one hundredths feet to a point near the southeasterly side of the Black Horse Road, at the northwesterly corner of Lot No. 12; thence leaving said road and along the westerly line of Lot No. 12, south thirty seven degrees sixteen minutes east, two hundred feet to a stake, a corner of remaining

land of Charles H. Pike, et ux., thence along the same south thirty two degrees twenty minutes west, thirty nine and one one-hundredth feet to a point at the northeasterly corner of said Lot No. 10; thence along the northerly line of said Lot No. 10, north fifty seven degrees forty minutes west, two hundred feet to the place of beginning.

TAX ID #39-03G-0011

UPI #39-3G-11

TITLE to said premises is vested in Clarence Dampman, Jr., widower, by Deed from Clarence Dampman Jr., who acquired title by right of survivorship on the death of his wife, Florence Dampmann, deceased, dated May 4, 2005 and recorded May 24, 2005 in Deed Book 6499, Page 2106 Document #10536143.

ON September 19, 2009, Clarence Dampman, Jr. departed this life. No estate or administration has been opened as a result of the demise of Clarence Dampman, Jr.

VIRGINIA H. Dampman, is the only known surviving heir of Clarence Dampman, Jr.

PREMISES being known as: 1302 Blackhorse Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-03G-0011

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **CLARENCE (UNKNOWN SURVIVING HEIRS OF) DAMPMAN, JR.**

SALE ADDRESS: 1302 Blackhorse Road, Coatesville, PA 19320

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

**SALE NO. 13-2-73**

**Writ of Execution No. 10-13405**

**DEBT \$200,949.72**

ALL THOSE CERTAIN THREE LOTS, parcels of tracts of land situated in Valley Township Chester County Pennsylvania bounded and described as follows:

TRACT NO. 1; fronting on the south side of a public road leading from the public road from Coatesville to Wagontown, near Amos Miller's store, to the Philadelphia and Lancaster Turnpike Road near land late of Emos Umsted, and measuring along said road; 205 feet and extending back southward along the west line 150 feet and along the eastern line 150 feet and long the eastern line 112 feet and along the south line 227 feet.

BOUNDED on the south by lands late of Sallie Berstler and late of John Bairdon; on the



east by land late of William Thomas; on the west by lands late of James Jacobs; and on the north by said public road.

TRACT No. 2; fronting on the south side of a public road leading from the Wagontown Road near land late of Samuel Steen; to the Philadelphia and Lancaster Turnpike Road lines 169 feet more or less, to land late of Joseph T. Long and known on a plot or draft made by M.D. Potter as Lot No. 1.

BOUNDED on the west by land late of James Jacobs; on the east by land late of James Boyd; on the north by said public road; and on the south by land late of Joseph T. Long.

TRACT No. 3; fronting on the south side of a public road leading from the Wagontown Road, near dam-breast formerly of Steele and north to the Philadelphia and Lancaster Turnpike, near land late of Emos Umsted, 30 feet and extending southward in parallel lines 160 feet, more or less, to land late of Joseph Long.

BOUNDED on the west by land late of Mars. Brown; on the east by land late of Abraham Eves; on the north by said public road; and on the south by land late of Joseph Long.

TAX ID/Parcel No. 38-2M-98

TITLE to said premises is vested in George Brunson and Gloria Brunson by deed from George Brunson dated January 17, 2007 and recorded January 26, 2007 in Deed Book 7069, Page 674.

PREMISES being known as: 103 Irish Lane, Coatesville, Pennsylvania 19320.

TAX I.D. #: 38-02M-0098

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA Option One Mortgage Loan Trust 2007-3

VS

DEFENDANT: **GEORGE & GLORIA BRUNSON**

SALE ADDRESS: 103 Irish Lane, Coatesville, PA 19320

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

**SALE NO. 13-2-74**

**Writ of Execution No. 12-04963**

**DEBT \$320,590.75**

ALL THAT CERTAIN lot or piece of ground, being known as Lot 2, situate in West Brandywine Township, Chester County, Commonwealth of Pennsylvania, as shown on a Subdivision Plan of Wynne-Wood Hollows made by Lester R. Andes, PR, Thorndale, PA, dated 2/16/87 and last revised 2/15/88 and recorded in

Chester County Recorder of Deeds Office as Plan #7133 and more particularly described as follows, to wit:

BEGINNING at a point on the westerly line of Main-lin Drive (50 feet wide) said point being the southerly end of a 13 feet radius curve (21.96 feet long) connecting Main-lin Drive with Monacy Road (50 feet wide); thence south 05 degrees 43 minutes 27 seconds west 224.31 feet to a point, a corner; thence south 88 degrees 56 minutes 29 seconds east 123.07 feet, a point, a corner; thence north 05 degrees 56 minutes 29 seconds east 239.05 feet to a point, a corner; thence north 88 degrees 57 minutes 26 seconds east 116.52 feet to a point, a curve; thence along the arc of a circle curving to the right having the arc radius of 13.00 feet the arc distance of 21.96 feet to the first mentioned point and place of beginning.

BEING known as Lot 2 on said Plan.

BEING Chester County UPI 29-7-151.1B.

BEING the same premises which Vernon W. MacIntyre and Amaly MacIntyre, by Deed dated the 30th day of January, A.D., 1998 and recorded the 10th day of February, A.D., 1998 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 4299 Page 2335, granted and conveyed unto Valerie L. Hayes, in fee.

TITLE to said premises is vested in Latonia Enos Sylla and Mody Sylla by deed from Valerie L. Hayes dated June 20, 2005 and recorded June 28, 2005 in Deed Book 6532, Page 521.

PREMISES being known as: 3 Main Lin Drive, Coatesville, Pennsylvania 19320.

TAX I.D. #: 29-7-151-1B

PLAINTIFF: Bank of America

VS

DEFENDANT: **LATONIA & MODY SYLLA**

SALE ADDRESS: 3 Mail Lin Drive, Coatesville, PA 19320

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

**SALE NO. 13-2-75**

**Writ of Execution No. 11-06575**

**DEBT \$416,703.02**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for

Timber Springs, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 10-31-1979 and last revised 1-23-1980, and recorded in Plan File No. 2870, as follows, to wit:

BEGINNING at a point on the north-easterly side of Timber Springs Lane (50 feet wide), a corner of Lot #16; thence extending from said beginning point along Lot No. 16, north 30 degrees, 34 minutes, 50 seconds east, 159.95 feet to a point in line of lands now or formerly of Roger C. and Adrienne M. Kreiter; thence extending along same, south 51 degrees 59 minutes, 20 seconds east, 210.82 feet to a point, a corner of Lot No. 18; thence extending along same, south 40 degrees, 49 minutes west, 151.41 feet to a point on the said northeasterly side of Timber Springs Lane; thence extending along same on the arc of a circle curving to the left, having a radius of 1,025 feet, the arc distance of 183.12 feet to the first mentioned point and place of beginning.

CONTAINING 30,011 square feet, more or less.

BEING Lot No. 17 on said Plan.

BEING Chester County Tax Parcel 33-5G-160.

TITLE to said premises is vested in Mary E. Meyer and James A. Meyer, husband and wife, by Deed from Ray E. Pool and Jayne F. Pool dated March, 23, 2000 and recorded May 10, 2000 in Deed Book 4752, Page 117.

PREMISES being known as: 105 Timber Springs Lane, Exton, Pennsylvania 19341.  
TAX I.D. #: 33-05G-0160

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **MARY & JAMES MEYER**

SALE ADDRESS: 105 Timber Springs Ln, Exton, PA 19341

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

**SALE NO. 13-2-78**  
**Writ of Execution No. 10-10301**  
**DEBT \$403,793.43**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of London Grove, County of Chester and State of PA, bounded and described according to a Plan of Medford Farms, made by Lake, Roeder Hillard & Associates, Lancaster, PA. (717) 397-9037, dated 08/20/2001 and recorded in Chester County Plan File #16157, as follows, to

wit:

BEGINNING at a point on the southerly side of Newton Circle, said point being a corner of Lot #13; thence from said beginning point along Newton Circle the (2) courses and distances; (1) south 88 degrees, 49 minutes, 51 seconds east, 14.00 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 175.00 feet, the arc distance of 208.97 feet to a point, a corner of open space and a drainage easement as shown on said Plan; thence along the same south 71 degrees, 56 minutes, 16 seconds west, 187.18 feet to a point, a corner of Lot #13; thence along the same north 01 degree, 10 minutes, 09 seconds east, 172.28 feet to the first mentioned point and place of beginning.

BEING Lot #14 as shown on said Plan.

BEING part of Parcel #59-8-134.14

PROPERTY address: 15 Newtown Circle, West Grove, PA 19390

BEING the same premises which NVR, by Deed dated 4/29/04 and recorded 6/1/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6173 Page 116, Instrument #10418615, granted and conveyed unto Sundara M. Kavidass and Usha Kavidass, husband and wife.

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **USHA & SUNDARA KAVIDASS**

SALE ADDRESS: 15 Newtown Circle, West Grove, PA 19390

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

**SALE NO. 13-2-79**  
**Writ of Execution No. 11-04474**  
**DEBT \$249,320.56**

ALL THAT CERTAIN tract of land situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan dated August 10, 1990 by Berger and Hayes, Inc., Professional Engineers and Land Surveyors (Thorndale, PA) as follows:

BEGINNING at a point on the title line of an unopened point being in line of land belonging to Kenneth Cloud and a corner of other land belonging to the Grantor herein; thence leaving said title line and along other land of the grantor herein north 54 degrees, 19 minutes, 50 seconds east, 202.45 feet to a point a corner of land belonging to the Brandywine Valley Railroad Company;

thence along said Brandywine Valley Railroad Company south 37 degrees, 38 minutes 28 seconds east, 535.61 feet to a point, a corner of Jack Weber; thence leaving said Brandywine Valley Railroad Company and along Jack Weber's land, south 50 degrees west, 244.8 feet to a point; thence continuing along the same and then along land belonging to Kenneth Cloud north 32 degrees, 35 minutes west 474.5 feet to a point; thence continuing along land belonging to Cloud north 37 degrees, 20 minutes west 80 feet to the first mentioned point and place of beginning.

BEING No. 375 Mink Hollow Lane.

BEING UPI #47-5-74.1.

TOGETHER with the right to use and subject to the use by others of a certain private road as described in Deed D-32 Page 496, and in Deed to the insured which provides access from the subject premises to Mink Hollow Road only.

TITLE to said premises is vested in Phillip Hoeffcker and Debbie Hoeffcker, husband and wife, by Deed from dated March 27, 2002 and recorded April 3, 2002 in Deed Book 5245, Page 399.

PREMISES being known as: 375 Monk Hollow Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 47-5-74.1.

PLAINTIFF: First Niagara Bank NA

VS

DEFENDANT: **PHILLIP & DEBBIE HOFFECKER**

SALE ADDRESS: 375 Mink Hollow Rd, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARISA COHEN, 215-790-1010**

**SALE NO. 13-2-80**

**Writ of Execution No. 10-04510**

**DEBT \$250,084.85**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point on the northeasterly side of Mayfield Drive (50 feet wide) said point also marking a corner of Lot No. 93 on said Plan; thence from said beginning point extending

along the northeasterly side of Mayfield Drive the two following courses and distances: (1) north 21 degrees 37 minutes 00 seconds west 9.73 feet to a point; and (2) on the arc of a circle curving to the left having a radius of 500 feet the arc distance of 37.81 feet to a point, a corner of Lot No. 91; thence leaving said side of Mayfield Drive and extending along said Lot No. 91 north 68 degrees 23 minutes 00 seconds east 116.43 feet to a point in line of lands now or late of Lot No. 63; thence extending along said Lot No. 63 and Lot No. 62 south 21 degrees 37 minutes 00 seconds east 47.50 feet to a point, a corner of aforesaid Lot No. 93; thence extending along said Lot No. 93 south 68 degrees 23 minutes 00 seconds west 115.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 92 on said Plan.

BEING UPI No. 16-4-372

TAX Parcel #: 16-4-372

BEING known as: 108 Mayfield Drive, Coatesville, PA 19320

BEING the same premises which Steven E. Kane and Cynthia A. Kane, husband and wife, by deed dated 9/13/07 and recorded 9/21/07, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7270 Page 252, granted and conveyed unto Kristi L. Athey.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **KRISTI L. ATHEY**

SALE ADDRESS: 108 Mayfield Dr, Coatesville, PA 19320

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

**SALE NO. 13-2-81**

**Writ of Execution No. 05-08175**

**DEBT \$147,791.18**

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

SITUATE in the Township of Honeybrook, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision of Land for Robert C. Beam, made by Berger and Hayes Inc., Consulting Engineers and Surveyors, Thorndale, PA, dated 5/24/1976 last revised 12/8/1977 as follows, to wit:

BEGINNING at a point on the title line in the bed of Route 10 (50 feet wide) said point being measured south 10 degrees, east 193.82 feet from a point marking the intersection of the title line in the bed of Route 10 with the corner of land now or late of Jesse Gable, (as shown on said plan); thence extending from said beginning point

along the title line in the bed of Route 10 south 10 degrees east, 195.28 feet to a point a corner of a proposed 50 feet wide right of way; thence extending along the same south 80 degrees west, 261.77 feet to a point in line of land now or late of James A. Umble; thence extending along the same north 9 degrees, 43 minutes, 10 seconds west, 195.38 feet to a point, a corner of Lot No. 4; thence extending along the same north 80 degrees east, 260.81 feet to the first mentioned point and place of beginning.

CONTAINING 1.171 acres of land be the same more or less.

BEING Lot No. 3 as shown on said Plan.

TITLE to said premises is vested in Ronald W. Jackson, Jr., by Deed from Joyce A. Valotta, now known as, Joyce A. Steele, dated 7-12-01, recorded 7-24-01 in Deed Book 5019, Page 2357.

TAX Parcel #22-9-45.3

BEING known as the premises of 2735 Compass Road, Honey Brook, PA 19344

RESIDENTIAL property

TO be sold as the property of Ronald W. Jackson, Jr.

SEIZED in execution as the property of Ronald W. Jackson, Jr. on Judgment No. 05-08175  
PLAINTIFF: Fidelity Bank

VS

DEFENDANT: **RONALD W. JACKSON (JR.)**

SALE ADDRESS: 2735 Compass Rd, Honeybrook, PA 19344

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

**SALE NO. 13-2-82**

**Writ of Execution No. 10-12759**

**DEBT \$169,715.05**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Penn, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Elk Creek Farms, made by Kelly & Associates, Inc., Glen Mills, PA dated October 9, 1998, last revised November 3, 1999 and recorded as Plan File No. 15972 as follows, to wit:

BEGINNING at a point on the easterly side of a cul-de-sac designated as Road "F", a corner of Lot No. 91 on said Plan; thence extending from said beginning point along Lot No. 91 aforesaid north 21 degrees 28 minutes 27 seconds east

110.73 feet to a point; thence extending south 63 degrees 7 minutes 44 seconds east 89.09 feet to a point; thence extending south 25 degrees 33 minutes 14 seconds east 91.54 feet to a point, a corner of Lot No. 89 on said Plan; thence extending along same south 78 degrees 46 minutes 12 seconds west 125 feet to a point on the easterly side of Road "F"; thence extending along same on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 60 feet to a point, a corner of Lot No. 91 on said Plan, being the first mentioned point and place of beginning.

BEING Lot No. 90 as shown on the aforementioned Plan.

BEING the same premises which NVR Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated October 17, 2002 and recorded November 19, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5462, Page 1711, granted and conveyed unto Richard L. Hillwig and Sharon K. Hillwig, husband and wife.

BEING known as: 865 Bourbon Lane, West Grove, PA 19390

PARCEL No.: 58-3-33.32

IMPROVEMENTS: Residential property

PLAINTIFF: US Bank NA

VS

DEFENDANT: **RICHARD L. & SHARON K. HILLWIG**

SALE ADDRESS: 865 Bourbon Lane, West Grove, PA 19390

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

**SALE NO. 13-2-83**

**Writ of Execution No. 12-10269**

**DEBT \$2,666.00**

ALL THAT CERTAIN unit in the property known, named and identified as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania which has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973 and recorded on October 23, 1973 in Miscellaneous Deed Book 215 Page 258; a Declaration Plan dated November 10, 1972 and last revised October 19, 1973, and recorded on October 23, 1973 in Plan Book 53 Page 14, and Code of Regulations dated October 18, 1973, and recorded in Miscellaneous. Deed Book 215 Page

284; being and designated on said Declaration Plan as Unit No. 1001 as more fully described on such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and Amendments thereto.

BEING known as 1001 Valley Drive as shown on said Plan.

UPI #53-6-301

TAX ID No. 53-06-0301

BEING the same premises which Barbara Higgins, by her Attorney-in-Fact, Valerie Higgins, by Deed dated April 30, 2010 and recorded May 4, 2010 in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 7909 Page 627, granted and conveyed unto Christopher J. Diantonio, in fee.

PLAINTIFF: Goshen Valley I Condominium Association

VS

DEFENDANT: **CHRISTOPHER DIANTONIO**

SALE ADDRESS: 1001 Valley Dr, West Chester, PA 19382

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

**SALE NO. 13-2-84**

**Writ of Execution No. 12-00754**

**DEBT \$168,031.16**

BY virtue of a Writ of Execution No. 12-00754

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 220 Ann Street, Phoenixville, PA 19460-3110

UPI No. 15-5-245

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$168,031.16

PLAINTIFF: GMAC Mortgage LLC (Assignee) DBA Mortgage Electronic Registration Systems Incorpor DBA Primary Residential Mortgage Inc

VS

DEFENDANT: **CHRISTOPHER & LISA DEFELICE**

SALE ADDRESS: 220 Ann Street, Phoenixville, PA 19460

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

**SALE NO. 13-2-85**

**Writ of Execution No. 09-04660**

**DEBT \$284,650.00**

ALL THAT CERTAIN parcel of land situate in West Nantmeal Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan recorded in Chester County Plan No. 10622 and prepared for George W. and D. Geraldine Kaiser by John D. Stapleton III, Registered Surveyor, dated December 13, 1989, and last revised July 25, 1990, as follows, to wit:

BEGINNING at an iron pin set on the east ultimate right of way line of Pennsylvania Route 82 (60 feet wide), a corner of Lot No. 3; thence along said Lot No. 3 south 87 degrees 18 minutes 22 seconds east passing over iron pins set 75.38 feet and 177.88 feet, respectively, from said beginning point for a distance of 586.55 feet to a point in line of land of George B. Lemmon; thence along said Lemmon's land, south 11 degrees 51 minutes 58 seconds west 215.33 feet to an iron pin found in line of land of Richard D. Lanser, Sr., et ux; thence along said Lanser's land for the following two courses and distances: (1) north 68 degrees 11 minutes 23 seconds west 156.00 feet to a point on a large stone and (2) south 25 degrees 28 minutes 03 seconds west 280.97 feet to an iron pin found, a corner of land of Augusto F. and Patricia L. Franceschi; thence along said Franceschi's land, north 87 degrees 00 minutes 04 seconds west 267.82 feet to an iron pin set on the aforementioned east ultimate right of way line of Pennsylvania Highway Route 82; thence along said right of way line for the following two courses and distances: (1) north 00 degrees 44 minutes 00 seconds west 345.88 feet to an iron pin set and (2) north 03 degrees 05 minutes 00 seconds west 74.25 feet to the place of beginning.

CONTAINING 4.148 acres of land be the same more or less.

BEING Lot No. 4 as shown on the above mentioned subdivision plan.

THE improvements thereon being known as 704 N. Manor Road, Elverson, PA 19502

TITLE to said premises is vested in Thomas Kaiser a/k/a Thomas W. Kaiser and Timothy J Kaiser by deed from Thomas W. Kaiser dated June 11, 2007 and recorded July 24, 2007 in Deed Book 7220, Page 217.

PREMISES being known as: 704 North Manor Road, Elverson, Pennsylvania 19520.

PLAINTIFF: Indymac Federal Bank  
FSB

VS

DEFENDANT: **THOMAS & TIMOTHY KAISER**

SALE ADDRESS: 704 North Manor Road, Elverson, PA 19520

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

**SALE NO. 13-2-86**

**Writ of Execution No. 10-12078**

**DEBT \$166,887.69**

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

BEING known as 332 Kidwelly Court, Exton, PA 19341

PARCEL Number: 33-5F-113

IMPROVEMENTS: residential property

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **CARMEN D. LARKIN**

SALE ADDRESS: 332 Kidwelly Court, Exton, PA 19341

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

**SALE NO. 13-2-87**

**Writ of Execution No. 12-06382**

**DEBT \$57,489.89**

ALL THAT CERTAIN brick message and lot of land situate on the south side of East Miner Street between Walnut and Matlack Streets in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point on the south side of East Miner Street a corner of land now or late of Bridget Agnes Hagen thence by said land and at right angles to East Miner Street southwardly 116 feet 9 inches to the north side of a public alley; thence along the north side alley eastwardly 17 feet 2 inches more or less to a line of land formerly of John H. Waters now or late of Benjamin Stern, thence by land of said Stern northwardly 83 feet 6 inches to a point thence westwardly crossing the line of a private alley 2 feet 6 inches to a point, thence northwardly and along the east face of the eastern wall of the message hereby conveyed 32 feet to a point to the south side of East Miner Street, thence along the south side of thereof westwardly 16 feet more or less to the place of beginning.

BEING known as 134 East Miner Street

BEING Chester County Tax Parcel 1-9-526

UNDER and subject to agreement as in Deed Book P-15 Page 257

TOGETHER with the free and uninterrupted privilege and use of a private alley running along the east line of said premises and extended from Miner Street, southwardly to the respective yards of the property hereby conveyed and the property adjoining on the east the use of which is to be exercised in common with the owners and occupiers of the same, their heirs and assigns forever.

TAX Parcel #: 01-09-0526

BEING known as: 134 East Miner Street, West Chester, PA 19382

BEING the same premises which Russell T. Gastner by Deed dated/6/25/99 and recorded 7/20/99, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 4601 Page 2343, granted and conveyed unto Theresa Mason.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **TERRANCE A. & THERESA MASON**

SALE ADDRESS: 134 E. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

**SALE NO. 13-2-88**

**Writ of Execution No. 12-05735**

**DEBT \$710,584.41**

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Tredyffrin Township, Chester County and State of PA, bounded and described according to a Plan of Chesterbrook, Parcel 18, Section II, made by Yerkes Associates, Inc., Bryn Mawr, PA, dated 10-17-1980, as follows, to wit:

BEGINNING at a point on the westerly side of Morgan Lane (50 feet wide) said point also being at a corner of Lot No. 107 as shown on said Plan; thence extending from said beginning point along Lot No.107, south 73 degrees 2 minutes 39 seconds west, 206.18 feet to a point in the bed of a 20 feet wide sanitary sewer easement and also being at a corner of Lot No. 108; thence extending along same the two (2) following courses and distances: (1) north 6 degrees 14 minutes



west, 130.76 feet to a point and (2) north 71 degrees 45 minutes east, 178.91 feet to a point on the westerly side of Morgan Lane; thence extending along same south 18 degrees 15 minutes west, 132.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 106 as shown on said Plan.

TAX Parcel #: 43-5F-25

BEING known as: 1552 Morgan Lane, Chesterbrook, PA 19087

BEING the same premises which Robert W. Rhoades and Kathryn A. Rhoades, his wife, by Deed dated 5/3/93 and recorded 5/12/93, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 3552 Page 1860, granted and conveyed unto Christian F. Klebe and Donna R. Klebe, his wife.

PLAINTIFF: Bank of New York Mellon

VS

DEFENDANT: **CHRISTIAN F. & DONNA R. KLEBE**

SALE ADDRESS: 1552 Morgan Lane, Chesterbrook, PA 19087

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY MCKEEVER, 866-413-2311**

**SALE NO. 13-2-89**

**Writ of Execution No. 10-01395**

**DEBT \$431,255.87**

ALL THAT CERTAIN lot or piece of ground situate in Valley Township, County of Chester, Commonwealth of Pennsylvania.

BEGINNING at a point on title line in bed of Old Lincoln Highway (T-318) said point being a corner of other lands now or late of Benjamin Weaver (#38-5-43); thence extending from said beginning point along said land of Weaver the 2 courses and distances: (1) north 84 degrees 06 minutes 00 seconds east 114.52 feet to a point; and (2) north 5 degrees 54 minutes 00 seconds west 96.13 feet to a point on southwesterly side of Lincoln Highway Route #30; thence along same the 9 courses and distances: (1) south 37 degrees 24 minutes 41 seconds east 12.37 feet to a point of curve; (2) on the arc of a point of tangent; (3) south 51 degrees 58 minutes 53 seconds west 5.00 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 800.92 feet the arc distance of 75.00 feet to a point of tangent; (5) south 46 degrees 36 minutes 58 seconds west 5.0 feet to a point of curve; (6) the arc of a circle curving to the left having a radius of 805.92 feet the distance of 170.00 feet to a point of tangent;

(7) north 34 degrees 31 minutes 49 seconds east 10.00 feet to a point of curve; (8) on the arc of a circle curving to the left having a radius of 795.92 feet to a point of tangent; (9) south 56 degrees 11 minutes 23 seconds east 58.57 feet to a point a corner of land now or late of Leon A. Winski and Mary L. Winski (deed book H-23 page 16); thence along same and through the title line of Old Lincoln Highway south 40 degrees 11 seconds east 60.37 feet to a point in title line in the bed of Old Lincoln Highway (T-318); thence along same the 2 following courses and distances: (1) south 78 degrees 33 minutes 30 seconds west 65.36 feet to a point; and (2) south 82 degrees 31 minutes 07 seconds west 138.59 feet to a point a corner of land now or late of Richard L. Weaver (#38-5-41); thence along same the 2 following courses and distances: (1) north 5 degrees 54 minutes 00 seconds west 177.78 feet to a point; (2) south 84 degrees 06 minutes 00 seconds east 167.00 feet to a point on title line in bed of Old Lincoln Highway (T-318); thence along same north 5 degrees 54 minutes 00 seconds west 30.00 feet more or less to the point and place of beginning.

BEING Chester County UPI #38-4-40.

AND also all that certain lot or piece of ground, hereditaments, appurtenances, situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania bounded and described in accordance to a Plan of Russell Hill recorded in Plan Book A Page 88, as follows:

BEGINNING at a point on the title line in bed of the Philadelphia Turnpike Road which point is measured north 5 degrees 54 minutes west 15 feet along said title line in bed of the Philadelphia Turnpike Road north 5 degrees 54 minutes west 65 feet to a point; thence leaving said title line crossing the easterly side of said Philadelphia Turnpike Road and along Lot 1 on said Plan north 84 degrees 6 minutes east 114.52 feet to a point on westerly side of Clark Street; thence along same south 5 degrees 4 minutes east 65 feet to a point on northerly side of Telford Street; thence along same south 84 degrees 6 minutes west recrossing the easterly side of the Philadelphia Turnpike Road 114.52 feet to the first mentioned point and place of beginning.

EXCEPTING thereout and therefrom a 20 feet wide strip of land being the northerly portion of above described premises, which is excepted part from the southerly portion of premises 2 hereinafter described.

BEING Chester County UPI #38-5-43

AND ALSO ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in Township of Valley, County of



Chester, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the title line in bed of Old Lincoln Highway (T-318) which point is measured north 5 degrees 54 minutes west along said title line 45 feet from the northerly side of Telford Road; thence along said title line in bed of Old Lincoln Highway north 5 degrees 54 minutes west 79.99 feet to a point a corner of Parcel being also tax parcel 38-5-44; thence along said land north 80 degrees 12 minutes 34 seconds east crossing the existing edge of cartway 98.81 feet to a point on the southwesterly side of Lincoln Highway Route 30; thence along the same the 3 following courses and distances: (1) south 37 degrees 24 minutes 41 seconds east 34.44 feet to a point; (2) south 52 degrees 35 minutes 19 seconds west 5 feet to a point; and (3) south 37 degrees 24 minutes 41 seconds east 4.20 feet to a point; thence along the westerly side of Clark Street (a paper street) south 5 degrees 54 minutes 00 seconds east 51.13 feet to a point a corner of parcel 1 being also tax parcel 38-5-43; thence along same south 84 degrees 6 minutes west recrossing the existing edge of cartway 114.52 feet to the first mentioned point and place of beginning.

BEING Chester County UPI #38-5-43.1

AND ALSO ALL THAT CERTAIN lot or ground, hereditaments and appurtenances, situate in Township of Valley, County of Chester, Commonwealth of Pennsylvania bounded and described in accordance with a survey of Lands of Richard J. Weaver and Benjamin, F., Jr. and Margaret C. Weaver prepared by Roland A. Dunlap, Registered Surveyor (of Honey Brook, PA) dated March 19, 1999 as follows, to wit:

BEGINNING at a point formed by the intersection of the title line in bed of Old Lincoln Highway (T-318) with the southwesterly side of Lincoln Highway Route 30; thence along southwesterly side of Lincoln Highway Route 30 the 3 following courses and distances: (1) south 37 degrees 24 minutes 41 seconds east 221.50 feet to a point; (2) south 52 degrees 35 minutes 10 seconds west 5 feet to a point; and (3) south 53 degrees 24 minutes 41 seconds east 15.56 feet to a point; thence extending along land now or late of Benjamin F. Jr. and Margaret C. Weaver south 80 degrees 12 minutes 34 seconds west crossing the existing edge of cartway to a point on the title line in bed of Old Lincoln Highway, aforesaid; thence along said title line the following courses and distances: (1) north 5 degrees 54 minutes 0 seconds west 82.50 feet to a point; and (2) north 13 degrees 47 minutes 0 seconds west 83 feet; and (3) north

17 degrees 36 minute 0 seconds east 47.69 feet to the first mentioned point and place of beginning.

BEING Chester County UPI #38-5-44  
PREMISES known as: 649-653 Old Lincoln Highway, Valley Township, Chester County, Pennsylvania

TO be sold as the premises of J & P Jaramillo Trust

Improvements to property: 2-story mixed use commercial Building.

PLAINTIFF: First National Bank of Chester County

VS

DEFENDANT: **CHARLES F. JARAMILLO and J&P JARAMILLO TRUST**

SALE ADDRESS: 649-653 Old Lincoln Highway, Coatesville, PA 19320

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

**SALE NO. 13-2-90**

**Writ of Execution No. 10-08189**

**DEBT \$293,786.30**

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania, being:

UNIT Number Lot 148 in Locksley Glen, a Planned Community as established by the filing of the Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen Planned Community in East Nottingham Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Recorded Book 4565, Page 1186 as amended by 1) the First Amendment to Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen, a Planned Community in East Nottingham Township, Chester County, Pennsylvania recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4744, Page 1015 and 2) the Second Amendment to Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen, a Planned Community in East Nottingham Township, Chester County, Pennsylvania recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4762, Page 2027 (referencing Subdivision Plans 14921, 15091 and

15391).

BEING the same premises which Locksley Glen Development Corp., a PA Corp., by Deed dated March 9, 2001 and recorded April 5, 2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4926, Page 1330, granted and conveyed unto Gerald F. Logan and Cecil R. Logan, husband and wife.

BEING known as: 617 Devonshire Drive, Oxford, PA 19363

PARCEL No.: 69-6-468.46

IMPROVEMENTS: residential property.

PLAINTIFF: BAC Home Loans Servicing LP (FKA)

VS

DEFENDANT: **GERALD F. LOGAN**

SALE ADDRESS: 617 Devonshire Dr, Oxford, PA 19363

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

**SALE NO. 13-2-91**

**Writ of Execution No. 09-05336**

**DEBT \$34,100.12**

ALL THOSE CERTAIN Unit designated as Units No. 1 and 2 of Colonial 100 at Marchwood, located at Route 100 (Pottstown Pike) in the Township of Uwchlan, Chester County, Pennsylvania as so designated in Declaration of Condominium dated 12/28/84 in Misc. Deed Book 666 Page 201 and Plats and Plans for Colonial 100 at Marchwood recorded therewith.

TOGETHER with all rights, title and interest, being a 6.66% undivided interest of, in and to the Common Elements as set forth in the above mentioned Declaration of Condominium.

BEING part of the same premises which William A. D'Angelo and Mary E. D'Angelo, his wife, and William A. D'Angelo, by Indenture bearing date the 20th day of October, AD, 1980 and recorded at West Chester in Deed Book M-57 Page 576, granted and conveyed unto Central and Western Chester County Industrial Development Authority, in fee.

THE grantees for an on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns by the acceptance of this Deed Covenants and agrees to pay such charges for the maintenance of, replacement of and expenses in connection with the above mentioned common elements as may be assessed from time to time by the Council (as defined in the Declaration of Condominium) in accordance with

the Uniform Condominium Act, and further covenants and agrees that the Units conveyed by this Deed, shall be subject to a charge for all amounts so assessed and that, except insofar as said Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with and bind the land and unit hereby conveyed and all subsequent owners thereof.

AND by Installation Sale Agreement dated November 4, 1983, as evidenced by the Memorandum of Installment Sale Agreement dated November 4, 1983 and recorded in Record Book 666 Page 163, S.D.R. Associates, a General Partnership, became equitable owners of within described premises.

AND being part of the same premises which Julius B. Rauch, III, T.N. Skiadis and Walter M. Dettlerline, General Partners of S.D.R., by Modification and Assignment Agreement recorded in Record Book 1093 Page 580 assigned all its rights, title and interest in the within described premises unto T.N. Skiadis.

AND whereas, T.N. Skiadis, also known as Trifon N. Skiadis, joins herein for the purpose of conveying any and all interests he may have in the above described premises.

UNDER and subject to certain covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, and exclusions contained and set forth in said Declaration of Condominium, Code of Regulations and Declaration Plan and in the Rules referred to in such Code of Regulations and all amendments thereto.

AND also under and subject to easements and rights granted public utilities as in Miscellaneous Book 106, Page 221, Miscellaneous Book 67, Page 205, Miscellaneous Book 636, Page 204, Miscellaneous Book 644, Page 378.

AND also under and subject to rights granted in Miscellaneous Book 57, Page 27, easement agreement in Miscellaneous Book 443, Page 94; agreements as in Miscellaneous Book 493, Page 488 and Miscellaneous Book 666, Page 16, and Record Book 1809, Page 502.

CONTAINING 0.00 acres more or less BEING Tax Parcel Number 33-5-206

Condominium Units 1 and 2 & Store  
PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **LEE & SHARON WEINTRAUB**

SALE ADDRESS: 635 Pottstown Pike, Exton, PA 19341

PLAINTIFF ATTORNEY: **VINCENT MATTHEW POMPO, 610-430-8000**

**SALE NO. 13-2-92**  
**Writ of Execution No. 10-13891**  
**DEBT \$270,954.45**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Subdivision, made for Wedgwood Associates by Yerkes Associates, Inc., West Chester, Pennsylvania, dated 1/17/1979 and last revised 5/03/1979, as follows:

BEGINNING at a point on the westerly side of Lloyd Avenue (T-430), a corner of Lot No. 16, as shown on said Plan; thence from said beginning point extending along the westerly side of Lloyd Avenue, the following courses and distances; (1) south 00 degrees 45 minutes 20 seconds east, 80 feet to a point of curve, and (2) on the arc of a circle curving to the right, a radius of 25 feet, an arc distance of 39.27 feet to a point of tangent on the northerly side of Beaver Run Road; thence extending along the northerly side of Beaver Run Road, south 89 degrees 14 minutes 40 seconds west, partly crossing a 20 feet easement, 115 feet to a point, a corner of Lot No. 16; thence extending along Lot No. 16 and also along the center line of aforesaid easement, north 00 degrees 45 minutes 20 seconds west, 105 feet to a point, a corner of Lot No. 16; thence extending along Lot No. 16, north 89 degrees 14 minutes 40 seconds east, recrossing the easterly side of aforesaid easement, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as shown on said Plan.

BEING the same premises which Mohamed N. Sayeed and Amtul-Shamim Sayeed, a/k/a Amtul Shamim Sayeed, husband and wife by Deed dated 4/1/1999 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, in Record Book 4539, Page 301, granted and conveyed unto Mohamed N. Sayeed and Amtul Shamim Sayeed, husband and wife; and Abdur R. Sayeed, in fee.

TAX Parcel #39-02-0086.060

BLR #39-2-86.6

TITLE to said premises is vested in James P. Bohenko and Christine J. Bohenko, h/w, by Deed from Mohamed N. Sayeed and Amtul Shamim Sayeed, h/w and Abdur R. Sayeed, dated 05/04/2000, recorded 05/05/2000 in Book 4749, Page 1799.

PLAINTIFF: Wells Fargo Bank NA (Certificate Trustee Only) AKA VNT Trust Series

2010-2

VS  
DEFENDANT: **JAMES & CHRISTINE BOHENKO**

SALE ADDRESS: 1 Beaver Run, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHANDRA M. ARKEMA, 856-810-5815**

**SALE NO. 13-2-93**  
**Writ of Execution No. 10-05379**  
**DEBT \$97,131.15**

BEING County UPI No. 15-13-806

ALL THAT CERTAIN lot of land known as No. 226 situate on the southerly side of Griffen Street in the Third Ward of the Borough of Phoenixville, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point 50 feet in a westerly direction from property line corner of Lincoln Avenue and Griffen Street; thence along the southwesterly side of Griffen Street (50 feet wide) a distance of 50 feet to a corner of Lot No. 227 ;thence at right angles to Griffen Street 150 feet, along Lot No. 227; thence at right angles and parallel with Griffen Street in an easterly direction 50 feet to a point; thence at right angles and parallel with Lincoln Avenue (50 feet wide) along Lot No. 225, 150 feet to the place of beginning.

CONTAINING 7,500 square feet of land, being the same more or less.

BEING the same premises which Phoenixville Homes, by Deed dated October 9, 2002 and recorded in the Office of the Recorder of Deeds of Chester County on October 29, 2002, at Deed Book Volume 5436, Page 1774, granted and conveyed unto Patricia Padauk.

PLAINTIFF: Chase Home Finance LLC

VS  
DEFENDANT: **PATRICIA PADAUK**  
SALE ADDRESS: 302 Griffen/Griffin St., Phoenixville, PA 19460

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

**SALE NO. 13-2-94**  
**Writ of Execution No. 09-06693**  
**DEBT \$230,033.31**

ALL THAT CERTAIN lot of land, situate in the London Grove Township, Chester County, Pennsylvania, bounded and described according to a survey by Arthur Crewell, dated September 15, 1961, as follows to wit:

BEGINNING in the middle of old U.S. Route 1 at the southwest corner of land now or formerly of John Matson, which point is south 64 degrees east, 557.7 feet from a railroad spike near the centerline of old U.S. Route 1; thence along U.S. Route 1 north 54 degrees west, 141.00 feet; thence leaving the road by a line of land now or formerly of Onnie W. Greer, north 27 degrees, 55 minutes east 327.10 feet to an iron pin in the line of property now or formerly of Joseph V. Hood; thence by the line of property now or formerly of John Matson, south 06 degrees west, 374.00 feet to the place of beginning.

PROPERTY address: 104 Paschall Mill Road, West Grove, Pa 19390

PARCEL #59-07-0011.010

BEING the same premises which William Robert Holcomb and Judith Ann Vernon, husband and wife, by Deed dated 11/16/05 and recorded 12/14/05 in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6710 Page 2367, granted and conveyed unto Judith Ann Vernon.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JUDITH ANN VERNON**

SALE ADDRESS: 104 Paschall Mill Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY McKEEVER, 866-413-2311**

**SALE NO. 13-2-96**

**Writ of Execution No. 11-11998**

**DEBT \$73,833.72**

ALL THAT CERTAIN lot of land, hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania on which is located the north house of a block of 2 brick dwelling houses designated as No. 42 South 5th Ave, bounded and described as follows:

BEGINNING at a point on the western curb line of 5th Avenue between Harmony Street and Maple Avenue, a corner of land of Edward Hoffman; thence measuring southward along the said curb line a distance of 19 feet 9 inches and extending back westwardly between parallel lines of that width at right angles to said 5th Avenue curb line 132.6 feet to the eastern side of a 15 feet wide street, called Concord Street. The southern line of said lot passes through the center of the middle dividing partition in said block of 2 brick dwelling houses.

BOUNDED on the north by land of Edward Hoffman; on the east by the west curb line of 5th Avenue, on the south by land of Mary E. Ash and on the west by the east line of Concord Street.

CONTAINING 2,618 square feet of land, being the same more or less

PARCEL #16-6-330

BEING the same premises of Ruth Z. Price by her deed dated 10/06/03 and recorded on 10/6/03 in the Recorder of Deeds Office of Chester County, Pennsylvania in Deed Book Volume 5921, Page 1790 granting and conveying unto Hiltrud N. Lamb

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **MARION C. DICKENS**

SALE ADDRESS: 42 South 5th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOUIS P. VITTI, 412-281-1725**

**SALE NO. 13-2-97**

**Writ of Execution No. 09-11444**

**DEBT \$246,033.23**

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

BEGINNING at an interior point, said point being measured by the 2 following courses and distances from a point situate in the title line of Westtown Road, said last mentioned point being a corner dividing lands now or late of C. Brown and the herein described; (1) along said line of lands now or late of Brown, McLori, Webber and Caldwell, south 23 degrees 37 minutes east 573.75 feet to a point; and (2) south 66 degrees 23 minutes west 82.15 feet to a point; thence from said point of beginning, south 67 degrees 01 minute 00 seconds west 34.04 feet to a point; thence passing through a party wall, north 22 degrees 59 minutes west, 55.24 feet to a point; thence north 67 degrees 01 minutes 00 seconds east 20 feet to a point; thence south 63 degrees 49 minutes 40 seconds east 21.47 feet to a point; thence south 22 degrees 59 minutes east 39 feet to a point and place of beginning.

BEING known as C-5 on the above

mentioned survey.

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

BEING UPI #53-6F-125

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

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

THE grantees for themselves, their heirs and assigns by the acceptance of delivery of this Deed, bind themselves their heirs and assigns to the terms and conditions contained in a Declaration of Restrictions and covenants running with and upon the land of Gary J. Kauffman, Inc. Audubon Tract, and the By-Laws of the Audubon Community Association, Inc.

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

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

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

PLAINTIFF: US Bank National Association (Trustee)

VS

DEFENDANT: **AMANDA DAMICO**

SALE ADDRESS: 505 Westtown Circle, West Chester, PA 19382

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

**SALE NO. 13-2-98**

**Writ of Execution No. 10-10582**

**DEBT \$255,498.43**

ALL THAT CERTAIN property situated in the Borough of Malvern in the County of Chester and Commonwealth of Pennsylvania, being described as follows: UPI #2-4-346. Being more fully described in a Deed dated 05/23/1975 and recorded 05/28/1975, among the land records of the county and state set forth above, in Deed Volume Q45 and Page 69.

BEING known as: 221 Green Street, Malvern, PA 19355

PROPERTY ID No.: 02-04-0346

TITLE to said premises is vested in Harold Smith and Malinda L. Smith, his wife by Deed from Thomas G. Luczkowski and Hilda A. Luczkowski, his wife, as tenants by entireties dated 05/23/75 recorded 05/28/75 in Deed Book Q45 Page 69.

PLAINTIFF: Household Finance Consumer Discount Company  
VS

DEFENDANT: **MALINDA L. SMITH**

SALE ADDRESS: 221 Green Street, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MARGUERITE L. THOMAS, 856-669-5400**

**SALE NO. 13-2-99**

**Writ of Execution No. 11-04563**

**DEBT \$266,108.20**

BY virtue of a Writ of Execution No. 2011-04563-RC

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 484 Michele Drive, West Chester, PA 19380-1306

UPI No. 41-5H-4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$266,108.20

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **JOSEPH R. aka JOSEPH RICHARD & NICOLE S. aka NICOLE SMITH PETERSON**

SALE ADDRESS: 484 Michele Drive, West Chester, PA 19380

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

**SALE NO. 13-2-100**

**Writ of Execution No. 11-12067**

**DEBT \$207,347.13**

BY virtue of a Writ of Execution No. 11-12067

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 131 Talgrath Court, Exton, PA 19341-2921

UPI No. 33-5E-0247

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$207,347.13

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAY F. aka JAY & SUSAN J. aka SUSAN PARKYN**

SALE ADDRESS: 131 Talgrath Court, Exton, PA 19341

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

**SALE NO. 13-2-101**

**Writ of Execution No. 12-06250**

**DEBT \$81,877.89**

BY virtue of a Writ of Execution No. 12-06250

OWNER(S) of property situate in the Borough of Spring City, Chester County, Pennsylvania, being 129 New Street, Spring City, PA 19475-1830

UPI No. 14-4-209

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$81,877.89

PLAINTIFF: JPMorgan Chase Bank VS

DEFENDANT: **PATRICIA aka PATRICIA L. aka PATRICIA L. HAWK BUSH**

SALE ADDRESS: 129 New Street, Spring City, PA 19475

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

**SALE NO. 13-2-102**

**Writ of Execution No. 11-13969**

**DEBT \$275,667.61**

BY virtue of a Writ of Execution No. 11-13969

OWNER(S) of property situate in the Borough of Parkesburg, Chester County, Pennsylvania, being 563 Rosemont Avenue, Parkesburg, PA 19365-1032

UPI No. 08-03-77.3A

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$275,667.61

PLAINTIFF: HSBC Bank USA VS

DEFENDANT: **CHARLES J. & MARLIES PERSCH**

SALE ADDRESS: 563 Rosemont Avenue, Parkesburg, PA 19365

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

**SALE NO. 13-2-103**

**Writ of Execution No. 11-04737**

**DEBT \$181,536.64**

BY virtue of a Writ of Execution No. 2011-04737-RC

OWNER(S) of property situate in East Nottingham Township, Chester County, Pennsylvania, being 135 Barnsley Road, Oxford, PA 19363-3910

UPI No. 69-6-130

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$181,536.64

PLAINTIFF: GMAC Mortgage LLC VS

DEFENDANT: **DEBORA J. DURSO and MICHAEL D. MAIN**

SALE ADDRESS: 135 Barnsley Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ANDREW C. BRAMBLETT, 484-454-5875**

**SALE NO. 13-2-104**

**Writ of Execution No. 10-07368**

**DEBT \$1,369.85**

DOCKET NO. 10-07368

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania.

TAX Parcel No. 38-5F-10

PROPERTY address: 39 Seneca Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township of VS

DEFENDANT: **CINDI L. LAM**

SALE ADDRESS: 39 Seneca Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 866-211-9466**

**SALE NO. 13-2-105**

**Writ of Execution No. 10-14019**

**DEBT \$1,465.26**

Docket no. 10-14019

ALL THAT CERTAIN piece, parcel or tract of land with the hereditaments and appurtenances, thereon erected, situate in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX Parcel No. 39-2Q-97

PROPERTY address: 128 Highway



Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township of

VS

DEFENDANT: **KEVIN S. & TANES-  
SA HINES**

SALE ADDRESS: 128 Highland  
Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R.  
WOOD, 866-211-9466**

**SALE NO. 13-2-106**

**Writ of Execution No. 06-02457**

**DEBT \$202,025.00**

Docket no. 06-02457 06-

02457

ALL THAT CERTAIN lot or tract of  
land situate in Valley Township, Chester County,  
Pennsylvania.

TAX Parcel No. 38-2M-41

PROPERTY address: 141 Irish Lane,  
Valley Township, Pennsylvania

PLAINTIFF: Valley Township of

VS

DEFENDANT: **ROBERTA E.  
HOLMES, EXECUTRIX OF THE ESTATE  
OF JAMES W. MOBLEY**

SALE ADDRESS: 141 Irish Lane,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R.  
WOOD, 866-211-9466**

**SALE NO. 13-2-107**

**Writ of Execution No. 11-05026**

**DEBT \$1,467.08**

DOCKER NO. 11-05026

ALL THAT CERTAIN lot or piece of  
ground situate in Valley Township, County of  
Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 38-2M-137

PROPERTY address: 917 Wagontown  
Road, Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township of

VS

DEFENDANT: **AUDREY M. ENGLE**  
SALE ADDRESS: 917 Wagontown

Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JASON J.  
LEININGER, 866-211-9466**

**SALE NO. 13-2-108**

**Writ of Execution No. 08-09213**

**DEBT \$1,503.15**

DOCKET NO. 08-09213

ALL THAT CERTAIN lot or piece of  
ground with buildings and improvements thereon  
erected, situate in the Township of Valley, County  
of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 38-2-427

PROPERTY address: 17 Linda Lane,  
Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township of

VS

DEFENDANT: **DENNIS BERTRAM**  
SALE ADDRESS: 17 Linda Ln,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JASON J.  
LEININGER, 866-211-9466**

**SALE NO. 13-2-109**

**Writ of Execution No. 12-05406**

**DEBT \$283,717.09**

ALL THAT CERTAIN lot or parcel of  
ground situate in the Township of East Goshen,  
County of Chester, Commonwealth of  
Pennsylvania, more particularly bounded and  
described according to a Plan of Pin Oak Farm  
Section IIB for Hankin and Robinson, Inc., made  
by Henry S. Conrey, Inc., Division of Chester  
Valley Engineers, dated 11/3/1969 and last revised  
2/26/1970 and recorded in Chester County in Plan  
Book 34 Page 27 as follows, to wit: - beginning at  
a point of curve on the southwesterly side of  
Barker Drive (50 feet wide), said point marking  
the southeasterly corner of Lot No. 29; thence  
extending from said beginning point along the  
southwesterly side of Barker Drive on the arc of a  
circle curving to the left with a radius of 185 feet  
the arc distance of 120.03 feet to a point, a corner  
of Lot No. 27; thence along Lot No. 27 south 00  
degrees 10 minutes 28 seconds west 178.38 feet to  
a point in line of the park area; thence along same  
the two following courses and distances: (1) north  
72 degrees 01 minute 32 seconds west 122.66 feet  
to a point; and (2) north 29 degrees 01 minute 53  
seconds west 158.97 feet to a point, a corner of Lot  
No. 29; thence along Lot No. 39 north 54 degrees  
26 minutes 16 seconds east 121.41 feet to the first  
mentioned point and place of beginning.

BEING Lot No. 28 on said Plan-Parcel  
#53-4P-60

CONTAINING in area 30,007 square  
feet.

BEING known as: 412 Barker Drive,  
West Chester, PA 19380

PROPERTY ID No.: 53-4P-60

TITLE to said premises is vested in Ju  
Eun Lee, as sole owner by Deed from Thomas R.  
Demaoribus dated 08/02/2005 recorded



08/22/2005 in Deed Book 6593 Page 780 or at instrument number.

PLAINTIFF: Bank of America NA  
VS

DEFENDANT: **JU EUN LEE**

SALE ADDRESS: 412 Baker Dr, West  
Chester, PA 19380

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

**SALE NO. 13-2-110**

**Writ of Execution No. 08-06386**

**DEBT \$169,466.65**

ALL THAT CERTAIN lot or piece of  
ground situate in the Borough of Honey Brook,  
Chester County, Penna., bounded and described as  
follows to wit:

BEGINNING at a corner of the lands  
now or late of Charesl Tindalls lot in line of land  
now or late of Anthony Bender on the north side of  
turnpike roads, thence by other lands now or late  
of Anthony Bender north 49 degrees west 80 feet  
to a point a cornernow or late of Samuel  
McCormicks Lot, thence by the same, south 42  
degrees west 190 feet to the middle of said turn-  
pikes road, thence along the middle of the same, by  
lands now or late of Joseph Roberts, south 52  
degrees east 80 feet to Charles Tindalls corner,  
thence by the same, north 42 degrees east 190 feet  
to the place of beginning.

TITLE to said premises is vested in  
Marc S. Shusterman and Diane P. Shusterman,  
husband and wife, by Deed from Honeybrook  
United Methodist Church dated December 11,  
1998 and recorded December 18, 1998 in Deed  
Book 4475, Page 1416, Instrument #96270.

PREMISES being known as: 4771  
Horseshoe Pike, Honeybrook, Pennsylvania  
19344.

TAX I.D. #: 12-1-14

PLAINTIFF: Beneficial Consumer  
Discount Company (D/B/A) aka Beneficial  
Mortgage Co of Pennsylvania

VS

DEFENDANT: **MARC S. SHUS-  
TERMAN**

SALE ADDRESS: 4771 Horseshoe  
Pike, Honeybrook, PA 19344

PLAINTIFF ATTORNEY: **MAR-  
GARET GAIRO, 215-790-1010**

**SALE NO. 13-2-111**

**Writ of Execution No. 11-08690**

**DEBT \$76,859.15**

BY virtue of a Writ of Execution No.  
11-08690

OWNER(S) of property situate in the  
Township of East Goshen, Chester County,  
Pennsylvania, being 281 Summit House, West  
Chester, PA 19382-6551

UPI No. 53-6-1522.81B

IMPROVEMENTS thereon: condo-  
minium unit

JUDGMENT amount: \$76,859.15

PLAINTIFF: Wells Fargo Bank NA  
aka Wells Fargo Home Mortgage, Inc

VS

DEFENDANT: **VINCENT W.  
BUONFIGLIO**

SALE ADDRESS: 281 Summit House,  
West Chester, PA 19382

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

**SALE NO. 13-2-112**

**Writ of Execution No. 12-01541**

**DEBT \$269,257.98**

BY virtue of a Writ of Execution No.  
12-01541

OWNER(S) of property situate in the  
Township of East Marlborough, Chester County,  
Pennsylvania, being 306 Riverbirch Circle, Unit  
701, Kennett Square, PA 19348-4601

UPI No. 61-5-29.13

IMPROVEMENTS thereon: condo-  
minium unit

JUDGMENT amount: \$269,257.98

PLAINTIFF: Freedom Mortgage  
Corporation

VS

DEFENDANT: **EDWARD & RISSA  
LABONTE**

SALE ADDRESS: 306 Riverbirch  
Circle, Unit 701, Kennett Square, PA 19348

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

**SALE NO. 13-2-113**

**Writ of Execution No. 12-01142**

**DEBT \$106,382.46**

BY virtue of a Writ of Execution No.  
12-01142

OWNER(S) of property situate in the  
City of Coatesville, Chester County, Pennsylvania,

being 824 Stirling Street, Coatesville, PA 19320-3521

UPI No. 16-06-0874

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$106,382.46

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **VINCE YOUNG-**

**BLOOD**

SALE ADDRESS: 824 Stirling St,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOHN M.**

**KOLESNIK, 215-563-7000**

**SALE NO. 13-2-114**

**Writ of Execution No. 09-12136**

**DEBT \$356,335.81**

BY virtue of a Writ of Execution No. 09-12136

OWNER(S) of property situate in the Township of East Goshen, Chester County, Pennsylvania, being 1621 Eldridge Drive, West Chester, PA 19380-6456

UPI No. 530-4L-0151

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$356,335.81

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JOSEPH M. & KIM**

**McCAWLEY**

SALE ADDRESS: 1621 Eldridge Dr,

West Chester, PA 19380

PLAINTIFF ATTORNEY: **COURTE-**

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

**SALE NO. 13-2-115**

**Writ of Execution No. 12-07206**

**DEBT \$273,787.32**

ALL THAT CERTAIN tract of land situate in the Township of Warwick, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING in a public road by land of Thomas Knauer and along said road south four degrees east thirty five and six tenths perches to a corner of David Pott's, Jr. land; thence by the same south eighty seven degrees west twenty five and seven tenths perches to a corner of Hiram Houck; thence by land of the said Houck north twelve degrees west thirty six and two tenth perches to a corner of Nathan Arnold's land; thence by the

same eighty seven degrees east thirty one and fifth perches to the place of beginning.

CONTAINING six acres and forty perches be the same more or less.

EXCEPTING and reserving thereout and therefrom the following three parcels:

ALL THAT CERTAIN lot of land situate in the Township of Warwick, County of Chester, State of Pennsylvania, bounded and described according to a survey made by George F. Shaner, Engineer, dated July 18, 1946, as follows, to wit:

BEGINNING at a point in the middle of a public road thirty-three (33') wide leading from Beam's to St. Mary's said point being distant south 4 degrees east 17.8 perches from a joint corner of Samuel Beam, deceased, and Charles Fern; thence along other land of the Grantor, Charles Fern, south 86 degrees west 14 perches and continuing along the same south 4 degrees east 8.9 perches to a stake set for a corner; thence continuing along other lands of the Grantor north 86 degrees east 14 perches to a point in the middle of the aforesaid road; thence along the middle of the same and by lands of Charles Hofheinz north 4 degrees west 8.9 perches to the place of beginning. CONTAINING 124 perches of land, be the same more or less.

BEING the same premise which Charles Fern, Jr. and Anna T. Fern his wife by Deed dated August 20, 1946 and recorded in Deed Book M-22 page 325 granted and conveyed unto Steve Fern, his heirs and assigns in fee.

ALSO ALL THAT CERTAIN lot or piece of ground situate in Warwick Township, Chester County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the center line of a public road; thence along the same south 1 degree east 75 feet to a corner of lands of Steve Fern; thence along the same north 89 degrees west 94 feet to a corner of other lands of Charles Fern Jr. and wife; thence along the same north 1' degree west 75 feet to a corner; thence south 89 degrees east 94 feet to the place of beginning. Containing 25.8 perches.

BEING the same premises which Charles Fern, Jr. and Anna T. Fern, his wife be Deed dated May 1, 1956 and recorded in Deed Book V-27 Page 613 granted and conveyed unto Ralph A. Hallman and Mary F. Hallman, his wife their heirs and assigns in fee.

ALSO ALL THAT PARCEL of land situate in Warwick Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the southwesterly corner of lands of Steve Fern; thence south 22 degrees 00 minutes east 180.0 feet to a point in a Township Road; thence by said road south 86 degrees 00 minutes west 200.0 feet to a point; thence north 4 degrees 00 minutes west 171.9 feet to a point; thence north 86 degrees 00 minutes east 144.38 feet to the place of beginning. CONTAINING 0.675 acres more or less.

BEING the same premise which Charles Fern, Jr. and Anna T. Fern his wife by Deed dated August 7, 1966 and recorded in Deed Book S-37 Page 518; granted and conveyed unto Paul J. Fern and Dana L. Fern, his wife their heirs and assigns in fee.

TOGETHER with all and singular, the buildings and improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, of the said Anna T. Fern in law, equity, or otherwise howsoever, of, in, to, or out of the same.

TO have and to hold the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

TITLE to said premises is vested in Mario D. D'orsaneo a/k/a Mario Demetri D'orsaneo and Catherine D'orsaneo a/k/a Cathy D'orsaneo, husband and wife, by Deed from Charles Edward Fern, Executor of the Estate of Anna T. Fern a/k/a Anna Theresa Fern dated May 8, 1996 and recorded May 15, 1996 in Deed Book 4032, Page 1152.

PREMISES being known as: 468 Trythall Road, Elverson, Pennsylvania 19520.

TAX I.D. #: 19-5-8

PLAINTIFF: Bank of New York Mellon The

VS

DEFENDANT: **MARIO & CATHERINE D'ORSANEO**

SALE ADDRESS: 468 Trythall Road, Elverson, PA 19520

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

**SALE NO. 13-2-116**

**Writ of Execution No. 10-10056**

**DEBT \$186,600.72**

BY virtue of a Writ of Execution No. 2010-10056-RC

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 346 Brigade Court, Chesterbrook, PA 19087-5544

UPI No. 43-5-1710

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$186,600.72

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **STEVEN P. SILVERMAN, II**

SALE ADDRESS: 346 Brigade Court, Wayne, PA 19087

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

**SALE NO. 13-2-117**

**Writ of Execution No. 11-07414**

**DEBT \$82,357.17**

BY virtue of a Writ of Execution No. 11-07414

OWNER(S) of property situate in the Township of New London, Chester County, Pennsylvania, being 127 West View Drive, a/k/a 22 West View Drive, Lincoln University, PA 19352-1105

UPI No. 71-4-6.15

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$82,357.17

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **HARRY F. BRENNAN, JR.**

SALE ADDRESS: 127 West View Drive, a/k/a 22 West View Drive, Lincoln University, PA 19352

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

**SALE NO. 13-2-118**

**Writ of Execution No. 11-11309**

**DEBT \$5,893.15**

PREMISES "A"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situ-

ate in the Township of West Goshen, County of Chester and State of Pennsylvania, described in accordance with a Plan of Lots of "Caswallen" Section "C" made by G.D. Houtman & Son, Civil Engineers and Land Surveyors, Media, PA dated 2-16-1960 and last revised 10-11-1965, as follows, to wit:

BEGINNING at a point on the north-west side of Caswallen Drive (northern leg) (50 feet wide) the seven following courses and distances measured from the intersection of the north-east side of Caswallen Drive (western leg) with the north-west side of Caswallen Drive (southern leg), both lines produced (1) north 52 degrees 44 minutes 35 seconds west, 230 feet to a point on the northeast side of Caswallen Drive (western leg) (2) crossing Caswallen Drive (western leg) south 37 degrees 15 minutes 25 seconds west, 50 feet to a point on the southwest side of Caswallen Drive (western leg) (3) northwestwardly on the arc of a circle curving to the right, having a radius of 175 feet, the arc distance of 92.61 feet to a point on the southwesterly side of Caswallen Drive (western leg) (4) north 22 degrees 25 minutes 15 seconds west, 426.50 feet to a point on the southwest side of Caswallen Drive (western leg) (5) northwestwardly and northeastwardly on the arc of a circle curving to the right, having a radius of 175 feet the arc distance of 274.89 feet to a point on the north-west side of Caswallen Drive (northern leg) (6) north 67 degrees 34 minutes 45 seconds east 444.93 feet to a point on the northwest side of Caswallen Drive (northern leg) (7) northeastwardly on the arc of a circle curving to the right, having a radius of 175 feet the arc distance of 6.16 feet to a point of beginning, thence from said point of beginning along Lot No 86 north 20 degrees 24 minutes 15 seconds west 200.23 feet to a point, thence north 67 degrees 34 minutes 45 seconds east 239.74 feet to a corner of Lot No 88, thence along Lot No 88 south 11 degrees 34 minutes 45 seconds west 277.33 feet to a point on the north-east side of Caswallen Drive (northern leg) thence along the northeast and northwest sides thereon, north-westwardly and southwestwardly on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 97.68 feet to the first mentioned point and place of beginning. Being Lot No 87 on said Plan.

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, described in accordance with a Plan of "Caswallen" Section "C" made by G.D. Houtman & Son, Civil Engineers, Media, Pennsylvania,

dated 2-16-1960 and last revised 9-13-1968 as follows, to wit:

BEGINNING at a point on the northerly side of Caswallen Drive (50 feet wide) the said point being measured along an arc of a circle curving to the left, having a radius of 25 feet, an arc distance of 9.21 feet from a point of reverse curve on the northerly side of Caswallen Drive, the said point of reverse curve being measured along an arc of a circle curving to the right, having a radius of 25 feet, an arc distance of 32.95 feet from a point on the westerly side of an unnamed 50 feet wide right of way; thence from the first mentioned point and place of beginning north 11 degrees 34 minutes 45 seconds east 128.34 feet to a point on the westerly side of the aforementioned 50 feet wide unnamed right of way, thence in a southeasterly to southwesterly direction along an arc of a circle curving to the right, of radius 125 feet, an arc distance of 97.53 feet to a point of tangency; thence south 23 degrees 08 minutes 45 seconds west, 17.37 feet to a point of curve; thence in a southwesterly to northwesterly direction along an arc of a circle curving to the right, of radius 25 feet, an arc distance of 23.74 feet to the first mentioned point and place of beginning.

BEING the same premises which The First National Bank of West Chester, Executor under the Will of Kaye D. McKinney, deceased, by Deed dated 3-15-1986 and recorded in Chester County in Deed Book G-65 Page 306, granted and conveyed unto Thomas L. Opp, unmarried in fee.

AND the said Thomas L. Opp has since intermarried with MaryEllen Opp.

BEING Tax Parcel No. 52-2M-9.

THIS transfer is exempt from transfer tax as it is between husband and husband and wife.

PLAINTIFF: West Goshen Township  
VS

DEFENDANT: **THOMAS & MARYELLEN OPP**

SALE ADDRESS: 448 Caswallen Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **KRISTIN S. CAMP, 610-436-4400**

**SALE NO. 13-2-119**

**Writ of Execution No. 10-03833**

**DEBT \$91,792.58**

ALL THAT CERTAIN parcel or tract of land situate in East Coventry Township, Chester County, Pennsylvania bounded and described in accordance with a survey made by George P. Shaner R.E. as follows:

BEGINNING at a corner of other lands

Paul Sheeler, said point being in the middle of a Township Rural Road, (33 feet wide known as Zebra Road) leading from the Schuylkill Road to the Ridge Road and distant along the middle of said road south 42 degrees 10 minutes west, 375.54 feet from a corner of lands now or about to be conveyed by Paul Sheeler to Edward Stanton, thence from said point of beginning along the middle of said road south 42 degrees 10 minutes west, 200 feet to a corner of lands now or late Oscar D. Brownback; thence along said land distant 33 feet northerly from lands now or late John M. Mauger, south 66 degrees 54 minutes 40 seconds east, 394.95 feet to a planted stone, a corner of the same and a point on line of other lands now or late Oscar D. Brownback; thence along the same north 40 degrees 30 minutes east, 70.94 feet to a corner other lands of Paul Sheeler; thence along same north 47 degrees 50 minutes west, 371.2 feet to the place of beginning.

CONTAINING 1 acre 43 perches more or less.

ALSO ALL THAT CERTAIN parcel or tract of land situate in East Coventry Township, Chester County, PA, bounded and described in accordance with a survey made 6/11/1953 by George E. Shaner, C.E. Pottstown, PA, as follows:

BEGINNING at a corner of other lands of Paul Sheeler et ux., about to be conveyed to Vesta Hall, said point being in the middle of a Township Rural Road (33 feet wide known as Zebra Road) leading from the Schuylkill Road to the Ridge Road; thence from said point of beginning along the middle of said road south 42 degrees 10 minutes west 75 feet to a point, a corner of other lands of Willis V. Jones et. ux; thence along the same south 47 degrees 50 minutes east 371.20 feet to a point in line of lands of now or late of Oscar D. Brownback; thence along the same north 40 degrees 30 minutes east, 75.01 feet to a point a corner of lands of Hall aforesaid; thence along the same north 47 degrees 50 minutes west, 368.93 feet to the point of beginning.

CONTAINING 101.95 perches of land more or less.

BEING UPI# 18-5-106.

BEING the same premises which Willis V. Jones and Doris Walters, life tenant, by Indenture bearing date 9/17/1999 and recorded 9/27/1999 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4641 Page 1055 etc., granted and conveyed unto Francis J. Puleo t/a Triple T Farms and Helen Campitelli, in fee.

UPI/BLR # 18-5-106.

AND improvements: residential

dwelling(s)

PLAINTIFF: New Century Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: T/A Triple T Farms,

149-53 Zieber Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **JEFFREY**

**W. SODERBERG, 610-584-0700**

**SALE NO. 13-2-120**

**Writ of Execution No. 10-05172**

**DEBT \$178,034.71**

TAX Parcel #60-05-0004.060

PROPERTY address: 144 Starr Road,

Landenberg, PA 19350

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Harold Williams and Kebbi M. Williams

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **WILLIAM & KEBBI WILLIAMS**

SALE ADDRESS: 144 Starr Road,

Landenberg, PA 19350

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

**SALE NO. 13-2-121**

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

**DEBT \$150,892.86**

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

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

UPI No. 16-1-6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$150,892.86

PLAINTIFF: Chase Home Finance LLC

VS

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

SALE ADDRESS: 205 Slack Dr, Coatesville, PA 19320

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

**SALE NO. 13-2-122**  
**Writ of Execution No. 10-08343**  
**DEBT \$425,704.74**

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Plan of Woodview Hills Estate made by Jeffrey T. Burrell, Sr., P.E. & Associates, Honeybrook PA dated 12/22/00 last revised 6/11/03 recorded as Plan File 17088 as follows:

BEGINNING at a point on the north-westerly side of Dominic Drive at a common corner of Lots 9 & 10 as shown on said Plan; thence from said beginning point and extending along side of said road the 2 following courses and distances: (1) south 54 degrees 31 minutes 04 seconds west 73.60 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 76.40 feet to a point, a corner of Lot 8; thence extending along the same the 2 following courses and distances: (1) north 60 degrees 29 minutes 49 seconds west 71.10 feet to a point and (2) north 19 degrees 57 minutes 26 seconds west 374.44 feet to a point in line of lands now or late of Alvin L. Stoltzfus, et ux; thence extending along lands of the same north 74 degrees 10 minutes 33 seconds east 82.23 feet to a point, a corner of Lot 10 aforesaid; thence extending along same south 35 degrees 28 minutes 56 seconds east 381.13 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 9 on said Plan  
 UPI #28-4-125.8

TITLE to said premises is vested in Patricia L. Heaton, by Deed from David P. Heaton and Patricia L. Heaton dated 10/5/2011 recorded 10/12/2011 in Book 8265, Page 2229.

BEING known as the premises of 123 Dominic Drive, Coatesville, PA 19320-5546

RESIDENTIAL property

SEIZED in execution as the property of David P. Heaton a/k/a David Heaton and Patricia L. Heaton a/k/a Patricia Heaton on No.: 10-08343

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **DAVID & PATRICIA HEATON**

SALE ADDRESS: 123 Dominic Dr, Coatesville, PA 19320

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

**SALE NO. 13-2-123**  
**Writ of Execution No. 10-12375**  
**DEBT \$321,323.50**

BY virtue of a Writ of Execution No. 10-12375

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 120 Shea Lane, Glenmoore, PA 19343-9508

UPI No. 32-1-13.1B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$321,323.50

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **ANTHONY & KELLY CATOLA**

SALE ADDRESS: 120 Shea Lane, Glenmoore, PA 19343

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

**SALE NO. 13-2-124**  
**Writ of Execution No. 12-08724**  
**DEBT \$114,920.68**

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by Crowell, R.S. December 3, 1949, as follows:

BEGINNING at a point on the west side of Wilmington Road, a corner of land of Anthony Papernick; thence by the same south sixty-five degrees twenty-nine minutes west six hundred eighty feet to a post; thence by the land of John Dmytryk north twenty eight degrees west one hundred ninety two feet to a stone; thence by land of the grantor north sixty-five degrees twenty-nine minutes east six hundred seventy-nine and two-tenths feet to an iron pin on the west edge of the Wilmington Road; thence along the west side of same by line of John Dmytryk south twenty-eight degrees fifteen minutes east one hundred ninety-two feet to the point of beginning.

CONTAINING three acres of land, by the same more or less.

BEING the same premises which Bertha Bilger, by Deed dated December 14, 1949, and recorded in the Office for Recording of Deeds in and for Chester County, PA in Deed Book D24 Page 591 granted and conveyed unto Elmer K. Wolfe, and Carolina W. Wolfe, husband and wife. And the said Carolina W. Wolfe, has since depart-



ed this life leaving title vested in her husband Elmer K. Wolfe.

EXCEPTING thereout and therefrom

ALL THAT CERTAIN tract of land situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a survey of Edgar Laub, R.S., dated November 7, 1978, as follows:

BEGINNING at an iron pin on the south side of Wilmington Road leading from Phillipsville to Compass, said pin being the northerly most pint of lands of Anthony Papernick; thence by said A. Papernick, south sixty-seven degrees forty-one minutes fifty seconds west four hundred eighty-six and twenty-one hundredths feet to an iron pip, and corner of lands of Paul Lapp; thence by said Paul Lapp the following two courses and distances. (1) south sixty-seven degrees forty minutes west two hundred twelve and six tenths feet to a post; thence (2) north forty-one degrees twenty-one minutes ten seconds west one hundred ninety-four and five hundredths feet to a stone; thence by lands of John Dmytryk, north sixty-seven degrees six minutes fifty seconds east two hundred seventy and fifty-nine hundredths feet to an iron pin and corner of Elmer K. Wolfe; thence by said E. Wolfe the following two courses and distances. (1) south twenty-eight degrees twenty-seven minutes ten seconds east one hundred thirty-six and eighty-one hundredths feet to an iron pin; thence (2) north sixty-seven degrees forty-one minutes fifty seconds east four hundred seventy-one and sixty-nine hundredth feet to an iron pin on the southwest side of Wilmington Road; thence by said road, southwest side, south twenty-eight degrees fifteen minutes thirty seconds east fifty and twenty-seven hundredths feet to the point of beginning.

CONTAINING 1.500 acres. Subdivision Plan recorded November 13, 1978

BEING a part of the same premises which Bertha Bilger, widow, by Deed dated December 14, 1949 and recorded in the Office of Recorder of Deeds in and for Chester County, Pennsylvania, in Deed Book D-24 Page 591 granted and conveyed unto Elmer K. Wolfe and Carolina M. Wolfe, his wife, grantors herein, in fee.

BEING known as: 181 Old Wilmington Road, Coatesville, PA 19320

PROPERTY ID NO.: 28-04-0124

TITLE to said premises is vested in Horace R. Skiles, Jr. and Susan L. Skiles, husband and wife by Deed from Susan L. Skiles, formerly known as Susan L. Smith, married dated 11/22/2005

RECORDED 04/17/2006 in Deed Book 6816 Page 1750.

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **HORACE & SUSAN SKILES**

SALE ADDRESS: 181 Old Wilmington Road, Coatesville, PA 19320

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

**SALE NO. 13-2-125**

**Writ of Execution No. 12-06712**

**DEBT \$399,658.69**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, being Lot No. 4 on said Plan, bounded and described according to a Final Major Subdivision Plan for Foxchase, prepared for Keystone Custom Homes by RGS Associates, dated 2/20/2004 last revised 11/23/2005 and recorded in Plan Book 4918-1799 as follows, to wit:-

BEGINNING at a point on the easterly side of Radence Lane (80 feet wide), a corner of this and Lot No. 5 on said Plan; thence extending from said point of beginning and along the easterly side of Radence Lane, aforesaid, north 02 degrees 08 minutes 22 seconds west 66.50 feet to a point, a corner of Lot No. 3 on said Plan; thence extending along the same, crossing a proposed 10 feet wide storm easement, north 83 degrees 51 minutes 38 seconds east 156.00 feet to a point in line of Open Space on said Plan; thence extending along the same, south 02 degrees 08 minutes 22 seconds east 66.50 feet to a point, a corner of Lot No. 5, aforesaid; thence extending along the same, re-crossing the aforesaid proposed 10 feet wide storm easement, south 83 degrees 51 minutes 38 seconds west 156.00 feet to the first mentioned point and place of beginning.

BEING known as: 8 Radence Lane, West Grove, PA 19390

PROPERTY ID No.: 59-10-3.10

TITLE to said premises is vested in Nils Creque and Shaniika N. Creque, husband and wife, as tenants by the entirety by Deed from Keystone Custom Homes, Inc., a PA Corporation dated 10/11/2006 recorded 11/13/2006 in Deed Book 7004 Page 464.

PLAINTIFF: US Bank

VS

DEFENDANT: **NILS & SHANIKA**



**CREQUE**

SALE ADDRESS: 8 Radence Lane,  
West Grove, PA 19390

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

**SALE NO. 13-2-126****Writ of Execution No. 12-01951****DEBT \$236,936.66**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Knoll, Phase I, originally called Wedgewood Estates, Phase III, dated 2/8/1984, last revised 10/11/1984 and recorded as Plan No. 4885, as follows, to wit:

BEGINNING at an interior point a corner of Lot #429 on said Plan; thence extending along the line of same, south 69 degrees 20 minutes 6 seconds east, 100 feet to a point; thence extending south 21 degrees 39 minutes 53.8 seconds west, 20 feet to a point in the line of Lot #427; thence extending along line of same; north 58 degrees 20 minutes 6 seconds west, 100 feet to a point; thence extending north 21 degrees 38 minutes 53.8 seconds east, 20 feet to the point and place of beginning. BEING Lot #428 on said Plan.

FOR informational purposes only: the APN is shown by the County Assessor as 39.5A.227; source of Title is Book 4591, Page 2284 (recorded 07/01/99)

TITLE to said premises vested in Israel Ingram, Jr., and Tioka W. Ingram, husband and wife, their heirs and assigns, as tenants by the entireties by Deed from Duncan Robert McIntyre and Deborah Lynn McIntyre, husband and wife dated 06/30/99 and recorded on 7/1/99 in the Chester County Recorder of Deeds in Book 4591, Page 2284.

BEING known as 224 Carlyn Court, Downingtown, PA 19335

TAX Parcel Number: 39-5A-227

RESIDENTIAL dwelling

PLAINTIFF: Bank of New York Mellon The (Trustee) (F/K/A) DBA CWABS Inc FKA Bank of New York The

VS

DEFENDANT: **ISRAEL INGRAM,  
JR. aka ISRAEL INGRAM**

SALE ADDRESS: 224 Carlyn Court,  
Downingtown, PA 19335

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

**SALE NO. 13-2-127****Writ of Execution No. 11-10240****DEBT \$874,785.83**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Newlin, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Newlin Greene made by Hillcrest Associates, Inc. dated 7-26-2000, last revised 10-13-2003 and recorded as Plan No. 16799, as follows to wit:

BEGINNING at a point on the southeasterly side of Bailey Circle, a corner of Lot 16 on said Plan, thence extending along said Lot, south 51 degrees 02 minutes 24 seconds east 228.12 feet to a point in line of Greenway Land and being in the bed of a 20 feet wide storm drainage easement, thence extending through said easement and along Greenway Land, south 05 degrees 49 minutes 12 seconds west 23.92 feet to a point, thence extending south 77 degrees 33 minutes 06 seconds west 248.25 feet to a point on the easterly side of Bailey Circle, thence extending along same the two following courses and distances, (1) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 181.93 feet to a point of tangent, and (2) north 38 degrees 57 minutes 36 seconds east 63.18 feet to the first mentioned point and place of beginning.

BEING Lot 17 on said Plan.

BEING known as 101 Bailey Circle,  
Kennett Square

BEING the same premises which CPR Land Partners, LP by CPR Land Associates, Inc., General Partner by Deed dated June 15, 2007 and recorded on July 20, 2007 in the Recorder of Deeds of Chester County in Record Book 7217, Page 367 conveyed unto John B. Gross aka J. Bryan Gross and Karmi J. Gross, in fee.

UPI #49-5-19.17

PLAINTIFF: Wilmington Savings  
Fund Society FSB  
VS

DEFENDANT: **KARMI J. GROSS**

SALE ADDRESS: 101 Bailey Circle,  
Kennett Square, PA 19444

PLAINTIFF ATTORNEY: **WILLIAM  
J. LEVANT, 610-260-6000**

**SALE NO. 13-2-128**  
**Writ of Execution No. 12-06628**  
**DEBT \$1,289,115.87**

**PREMISES "A"**

ALL THAT CERTAIN parcel of land with a building erected thereon, situate in the Borough of South Coatesville, Chester County, Pennsylvania, bounded and described according to a survey plan prepared by Danjo Realty by Stapleton and Leisey, Professional Land Surveyors, dated 7/28/1995 as follows, to wit:

BEGINNING at an existing iron pin on the west right of way line of Birch Street (40 feet wide) in line of land of Enoch and Ella Mae Brunson, said iron pin being located by the following two (2) courses and distances as measured from a point marking the intersection of the centerline of said Birch Street with the centerline of Upper Gap Road: (1) north 13 degrees 44 minutes 00 seconds west, 133 feet to an existing spike; and (2) south 77 degrees 35 minutes 00 seconds west, 20.10 feet to the place of beginning; thence along said Brunson's land, along land of Harry K. Sellers, and partly along land of Mary M. Cotton, et al, south 77 degrees 35 minutes 00 seconds west, 280.16 feet to a point at the south side of a large leaning iron pin, a corner of land of Star bare IV partners, L.P.; thence along said land, north 12 degrees 27 minutes 00 seconds west, 372.82 feet to a point; thence continuing partly along said land and along land of Paul M. Norris, Jr. and Shaughnessy H. Norris, north 77 degrees 35 minutes 00 seconds east, 280.16 feet to a point on the aforementioned west right-of-way line of Birch Street, said point being located by a bearing of south 77 degrees 35 minutes 00 seconds west, and a distance of 20.10 feet from an existing spike within Birch Street; thence along said west right-of-way line, south 12 degrees 27 minutes 00 seconds east, 372.82 feet to the place of beginning.

BEING Chester County Tax Parcel Number 9-10-105

TOGETHER with water rights as set forth in Deed from Coatesville Knitting Mills, Inc., a Pa. Corp. and Marionette Mills, Inc., dated 2/20/1950 and recorded 3/1/1950 in Deed Book Z-23 Page 92.

BEING the same premises which Chester County Industrial Development Authority and Robert Duncan by Deed dated 5/1/1995 and recorded at Chester County, Pennsylvania in Record Book 3887 Page 1025 granted and conveyed unto Danjo Realty, a general partnership, in fee.

AND being the same premises which

Chester County Development Council, a non-profit corporation by Deed dated 12/28/1995 and recorded 12/30/1995 at Chester County, Pennsylvania in Record Book 3981 Page 2257 granted and conveyed unto Danjo Realty, a general partnership, in fee.

**PREMISES "B"**

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

BOUNDED on the north by a 50 feet wide right-of-way granted to Mileon Corporation by Deed from Mark Sugarman and Ada Sugarman, dated 12/6/1955 and recorded in Deed Book X-27 Page 213; bounded on the east by Birch Street; bounded on the south by lands now or late of Marionette Mills and bounded on the west by lands now or late of Maleon Corporation.

BEING Chester County Tax Parcel Number 9-10-104

BEING the same premises which Paul M. Morris, Jr. and Shaughnessy H. Norris, by Deed dated 3/26/2001 and recorded 3/27/2001 at Chester County, Pennsylvania in Record Book 4919, Page 517, granted and conveyed unto Danjo Realty, a Pennsylvania general partnership, in fee.

PLAINTIFF: TD Bank NA

VS

DEFENDANT: **DANJO REALTY**

SALE ADDRESS: 131 South Birch Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **COLLEEN A. PRESTON, 610-436-4400**

**SALE NO. 13-2-129**  
**Writ of Execution No. 10-04853**  
**DEBT \$205,105.58**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Valley, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Valley Crossing Two, made by Medveczky Associates, Consulting Engineers, dated 12-6-1996, revised 7-20-1999, recorded in Chester County as Plan No. 15217, as follows, to wit:

BEGINNING at a point on the north-east side of Marc Drive (50 feet wide), a corner of Lot 13 as shown on said Plan; thence from said point of beginning along Marc Drive, north 76 degrees 38 minutes 43 seconds west, 20.19 feet to a point; a corner of Lot 15; thence along Lot 15, north 05 degrees 25 minutes 19 seconds east, 121.00 feet to a point in line of Open Space; thence

along Open Space, south 84 degrees 34 minutes 41 seconds east, 20.00 feet to a corner of Lot 13; thence along Lot 13, south 05 degrees 25 minutes 19 seconds west, 123.78 feet to the first mentioned point and place of beginning.

BEING Lot 14 on said Plan.

TITLE to said premises vested in Gregory T. Stephenson and Cassandra Peck by Deed from Vincent Kwiatkoski dated November 14, 2008 and recorded on November 20, 2008 in the Office of the Recorder of Deeds in and for the County of Chester as Instrument No. 10886955 in Book 7549 Page 1702.

BEING known as 28 Marc Drive, Coatesville, PA 19320

TAX Parcel Number: 38-4-161

RESIDENTIAL dwelling

PLAINTIFF: BAC Home Loans Servicing LP (FKA)

VS

DEFENDANT: **CASSANDRA PECK and GREGORY T. STEPHENSON**

SALE ADDRESS: 28 Marc Drive, Coatesville, PA 19320

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

**SALE NO. 13-2-131**

**Writ of Execution No. 12-07341**

**DEBT \$284,454.34**

BY virtue of a Writ of Execution No. 2012-07341-RC

OWNER(S) of property situate in the West Vincent Township, Chester County, Pennsylvania, being 1265 School House Lane, Chester Springs, PA 19425-2716

UPI No. 25-4-67.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$284,454.34

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **WILLIAM H. PEP-  
PLE**

SALE ADDRESS: 1265 Schoolhouse Lane, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MATTHEW BRUSHWOOD, 215-563-7000**

**SALE NO. 13-2-132**

**Writ of Execution No. 10-01488**

**DEBT \$153,689.26**

BY virtue of a Writ of Execution No. 2010-01488-CO

OWNER(S) of property situate in the Township of Warwick, Chester County, Pennsylvania, being 381 Hopewell Road, Elverson, PA 19520-8806

UPI No. 19-2-17

UPI No. 19-2-14.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$153,689.26

PLAINTIFF: The Bank of New York Mellon Trust Company

VS

DEFENDANT: **BONITA & KEN-  
NETH HEWES**

SALE ADDRESS: 381 Hopewell Road, Elverson, PA 19520

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

**SALE NO. 13-2-133**

**Writ of Execution No. 10-02298**

**DEBT \$324,227.55**

BY virtue of a Writ of Execution No. 10-02298

OWNER(S) of property situate in the East Nottingham Township, Chester County, Pennsylvania, being 207 Sheffield Lane, Oxford, PA 19363-2413

UPI No. 69-6-466.14

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$324,227.55

PLAINTIFF: The Bank of New York Mellon Trust (F/K/A)

VS

DEFENDANT: **MAUREEN A. &  
MICHAEL G. GUSS**

SALE ADDRESS: 207 Sheffield Lane, Oxford, PA 19363

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

**SALE NO. 13-2-134**  
**Writ of Execution No. 12-04711**  
**DEBT \$279,023.63**

BY virtue of a Writ of Execution No.  
 12-04711

OWNER(S) of property situate in East  
 Nottingham Township, Chester County,  
 Pennsylvania, being 349 Yorklyn Road, Oxford,  
 PA 19363-2426

UPI No. 69-6-472-3

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$279,023.63

PLAINTIFF: Bank of New York

Mellon The

VS

DEFENDANT: **JAMES & SUSANNE**

**SALVE**

SALE ADDRESS: 349 Yorklyn Road,  
 Oxford, PA 19363

PLAINTIFF ATTORNEY:

**MATTHEW BRUSHWOOD, 215-563-7000**

**SALE NO. 13-2-135**  
**Writ of Execution No. 09-09348**  
**DEBT \$132,428.80**

BY virtue of a Writ of Execution No.  
 09-09348

OWNER(S) of property situate in the  
 Township of West Sadsbury, Chester County,  
 Pennsylvania, being 292 Walnut Drive a/k/a, 119  
 Walnut Drive, Parkesburg, PA 19365

UPI No. 36-5A-3

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$132,428.80

PLAINTIFF: Ocwen Loan Servicing

LLC

VS

DEFENDANT: **ROBERT W. &**

**SHEILA M. BENDER**

SALE ADDRESS: 292 Walnut Drive,  
 Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MICHELE**

**M. BRADFORD, 215-563-7000**

**SALE NO. 13-2-136**  
**Writ of Execution No. 12-05501**  
**DEBT \$375,051.56**

BY virtue of a Writ of Execution No.  
 12-05501

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

Pennsylvania, being 97 Dalesford Boulevard,  
 Berwyn, PA 19312-2533

UPI No. 43-9-296

IMPROVEMENTS thereon: condo-  
 minium unit

JUDGMENT amount: \$375,051.56

PLAINTIFF: The Bank of New York

Mellon

VS

DEFENDANT: **SETH FLESHER**

SALE ADDRESS: 97 Daylesford

Blvd, Berwyn, PA 19312

PLAINTIFF

ATTORNEY:

**MATTHEW BRUSHWOOD, 215-563-7000**

**SALE NO. 13-2-137**  
**Writ of Execution No. 10-10585**  
**DEBT \$334,923.82**

BY virtue of a Writ of Execution No.  
 10-10585

OWNER(S) of property situate in the  
 Township of East Nottingham, Chester County,  
 Pennsylvania, being 161 Ponds View Drive,  
 Oxford, PA 19363-2461

UPI No. 69-6-492

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$334,923.82

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **DENISE L. CHAN-**  
**DLER**

SALE ADDRESS: 161 Ponds View Dr,  
 Oxford, PA 19363

PLAINTIFF ATTORNEY: **JAIME**

**LYNN McGUINNESS, 215-563-7000**

**SALE NO. 13-2-138**  
**Writ of Execution No. 11-06141**  
**DEBT \$291,956.20**

BY virtue of a Writ of Execution No.  
 11-06141

OWNER(S) of property situate in the  
 Township of West Whiteland, Chester County,  
 Pennsylvania, being 148 Valley View Drive a/k/a  
 148 Valleyview Drive, Exton, PA 19341-2106

UPI No. 41-2-26.7

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$291,956.20

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JAY F. & LINDA S.**

**PRESTO**

SALE ADDRESS: 148 Valley View Drive, Exton, PA 19341

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

**SALE NO. 13-2-139**

**Writ of Execution No. 09-09730**

**DEBT \$600,939.30**

09-09730 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Township of East Goshen, Chester County, Pennsylvania, being 1718 Towne Drive, West Chester, PA 19380-6478

UPI No. 53-4-510

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$600,939.30

PLAINTIFF: Hudson City Savings

Bank

VS

DEFENDANT: **DAVID H. & CARON**

**L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PETER J. MULCAHY, 215-563-7000**

**SALE NO. 13-2-140**

**Writ of Execution No. 11-08918**

**DEBT \$264,236.97**

11-08918 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in West Sadsbury Township, Chester County, Pennsylvania, being 41 Amy Drive, Gap, PA 17527-9007

UPI No. 36-4-1.10

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$264,236.97

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JOSEPH & HELENE**

**RUSSELL**

SALE ADDRESS: 41 Amy Drive, Gap, PA 17527

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

**SALE NO. 13-2-141**

**Writ of Execution No. 11-07941**

**DEBT \$167,238.26**

BY virtue of a Writ of Execution No. 11-07941-RC

OWNER(S) of property situate in West Caln Township, Chester County, Pennsylvania, being 130 Karen Circle, Coatesville, PA 19320-5517

UPI No. 28-8J-9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$167,238.26

PLAINTIFF: Aurora Loan Services

LLC

VS

DEFENDANT: **MARK A. SNYDER**

SALE ADDRESS: 130 Karen Circle, Coatesville, PA 19320

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

**SALE NO. 13-2-142**

**Writ of Execution No. 12-07688**

**DEBT \$192,446.60**

12-07688 BY virtue of a Writ of Execution No.

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 291 Prospect Avenue, Downingtown, PA 19335-2863

UPI No. 11-11-98

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$192,446.60

PLAINTIFF: Pennymac Loan Services

LLC

VS

DEFENDANT: **GINA M. MESSINA**

SALE ADDRESS: 291 Prospect Ave, Downingtown, PA 19335

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

**SALE NO. 13-2-143**

**Writ of Execution No. 08-04243**

**DEBT \$131,202.45**

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

OWNER(S) of property situate in the Coatesville City, Chester County, Pennsylvania, being 1 Adams Drive, a/k/a 1 Harlan Drive,

Coatesville, PA 19320

UPI No. 16-5-6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$131,202.45

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) aka Fremont Home Loan Trust Series 2006-3

VS

DEFENDANT: **EUGENE**

**WILLIAMS**

SALE ADDRESS: 1 Adams Drive, a/k/a 1 Harlan Drive, Coatesville, PA 19320

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

**SALE NO. 13-2-144**

**Writ of Execution No. 09-13951**

**DEBT \$82,588.97**

BY virtue of a Writ of Execution No. 09-13951

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 38 Newlinville Road, Coatesville, PA 19320-4203

UPI No. 47-5A-33

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$82,588.97

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **ALICE F. LEWIS**

SALE ADDRESS: 38 Newlinville Rd, Coatesville, PA 19320

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

**SALE NO. 13-2-145**

**Writ of Execution No. 11-02022**

**DEBT \$290,188.13**

ALL THAT CERTAIN parcel of land and improvements therein situate in the Borough of Oxford, County of Chester, and Commonwealth of Pennsylvania, and designated as Parcel No. 6-9-122 and more fully described in a Deed dated June 30, 2006 and recorded July 11, 2006 in Chester County in Deed Book 6893, Page 596, granted and conveyed unto Jay D. McKinney and Marylou M. McKinney, husband and wife.

CONSISTING of Lot Nos. 47, 48 and 49 of the addition to Oxford Borough Land and Improvement Company.

As described in Mortgage Book 7401 Page 476.

BEING KNOWN AS: 407 Nottingham Avenue, Oxford, PA 19363

PROPERTY I.D. NO.: 06-09-0122

TITLE TO SAID PREMISES is vested in Jay D. McKinney and Marylou M. McKinney, as Tenants by the Entirety by deed from Howard O. Urbine, III, Diana F. Urbine, Christopher J. Wardius and Nicole C. Wardius dated 06/30/06 recorded 07/11/06 in Deed Book 6893 Page 596.

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **JAY MARYLOU MCKINNEY**

SALE ADDRESS: 407 Nottingham Avenue, Oxford, PA 19363

PLAINTIFF ATTORNEY: **DANIEL SIEDMAN, 856-669-5400**

**SALE NO. 13-2-146**

**Writ of Execution No. 11-00616**

**DEBT \$255,712.10**

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

BEGINNING at a point on the southeasterly side of Proposed Road "B", said point being a corner of Lot #5 (as shown on said plan); thence from said point of beginning extending along said road, north 76 degrees 08 minutes 53 seconds east, 40.05 feet, being a corner of Lot #7; thence leaving said road extending along Lot #7, south 13 degrees 51 minutes 7 seconds east 104.90 feet to a point in line of lands now or late of the Pennsylvania Railroad Company, being a corner of Lot #7; thence extending partially along said lands, south 76 degrees 08 minutes 53 seconds west 40.05 feet to a point, being a corner of Lot #5; thence leaving said lands extending along Lot #5, north 13 degrees 51 minutes 07 seconds west, 104.90 feet to the first mentioned point and place of BEGINNING.

BEING Lot #6 on the above mentioned plan.

BEING PARCEL NO. 11-11-113-11.

BEING the same premises which P & B Developers, Inc., a Pennsylvania Corporation, by Deed dated June 30, 2000 and recorded July 5,

2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4779 Page 653, granted and conveyed unto Stephen M. Ketchum and Dorothy J. Ketchum, husband and wife, in fee.

PLAINTIFF: HSBC Mortgage Services Inc.

VS

DEFENDANT: **DOROTHY & STEPHEN KETSHUM**

SALE ADDRESS: 232 Talucci Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STEVEN KEITH EISENBERG, 212-572-8111**

**SALE NO. 13-2-147**

**Writ of Execution No. 10-08670**

**DEBT \$89,497.54**

By virtue of a Writ of Execution No. 10-08670

Owner(s) of property situate in the Borough of Honey Brook, Chester County, Pennsylvania, being 630 James Street a/k/a 104 W. James Street, Honey Brook, PA 19344.

Improvements thereon: Residential Dwelling

Judgment Amount: \$89,497.54

PLAINTIFF: First Horizon Home Loans, (A DIV OF)

VS

DEFENDANT: **GLENN & KATHLEEN ANTOSH**

SALE ADDRESS: 630 James Street a/k/a 173 W. James St., a/k/a 104 W. James St., Honey Brook, PA 19344

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

**SALE NO. 13-2-148**

**Writ of Execution No. 12-06000**

**DEBT \$560,409.11**

ALL THAT CERTAIN lot or tract of land situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of The Greens At Waynesborough, made by Eastern State Engineering, Inc. dated 1/17/94 and last revised 5/20/94 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #12517, as follows, to wit:

BEGINNING at a point on the southwesterly side of Muirfield Court (50 feet wide) a corner of Lot 159 on said Plan; thence extending along the southwesterly side of Muirfield Court on the arc of a circle curving to the left having a

radius of 60.00 feet the arc distance of 40.00 feet to a point; thence extending along Lot 161 on said Plan south 37°48'17" west 48.37 feet to a point; thence still along the same south 1°45'37" east 107.80 feet to a point; thence extending along Open Space 6 on said Plan south 88°14'23" west 125 feet to a point; thence still along the same north 1°45'37" west 120 feet to a point; thence extending along Lot 159 aforementioned north 88°14'23" east 84.23 feet to a point; thence still the same north 37°48'17" 67.20 east 67.20 feet to the point and place of BEGINNING.

BEING Lot #160 on said Plan.

BEING known as 606 Muirfield Court, Berwyn, PA 19312

BEING the same premises which Greens at Waynesborough, L.P., by Deed dated 7/8/1998 and recorded 7/14/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4382, Page 306, granted and conveyed unto J. Brant Singley and Cynthia S. Singley, husband and wife.

PARCEL NO. 55-4E-90

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **J. BRANT & CYNTHIA SINGLEY**

SALE ADDRESS: 606 Muirfield Court, Berwyn, PA 19312

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

**SALE NO. 13-2-149**

**Writ of Execution No. 09-04189**

**DEBT \$136,807.86**

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

BEGINNING at a point on the northerly side of a public road known as the Chrome-Fremont Road, said point being located north 68°35' east 500 feet from the southeasterly corner of Lot sold by Harbison-Walker Refractories Company, Inc., to Lewis P. Jones and Myrtle E. Jones by Deed dated 4/14/52; thence along land of said Harbison-Walker Refractories Company, Inc., north 21°25' west 200 feet to a point; thence continuing along land of Harbison-Walker Refractories Company, Inc., north 68°35' east 100 feet to a point; thence continuing along land of



Harbison-Walker Refractories Company, Inc., south 21°25' east 200 feet to a point on the northerly side of said Chrome-Fremont Road and thence along the northerly side of said road, south 68°345' minutes west 100 feet to the point of beginning.

UPI No. 68-6-47

Title to said premises is vested in Jose M. Sanchez and Judith Sanchez, husband and wife, by deed from Jose M. Sanchez and Judith Martinez, n/k/a Judith Sanchez and Isabel Martinez dated April 4, 2001 and recorded April 5, 2001 in Deed Book 4926, Page 889, Instrument #0018782.

Premises being known as: 184 West Ridge Road, Nottingham, Pennsylvania 19362.

TAX I.D. #: 68-6-47

PLAINTIFF: Countrywide Home Loans Servicing LP  
VS

DEFENDANT: **JOSE M. & JUDITH SANCHEZ**

SALE ADDRESS: 184 West Ridge Road, Nottingham, PA 19362

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

**SALE NO. 13-2-150**

**Writ of Execution No. 12-05336**

**DEBT \$97,867.26**

ALL THAT CERTAIN lot or tract of land upon which is located the south house of a block of two frame dwelling houses, designated as No. 229 Union Avenue, situated in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the east curb line of Union Avenue distant two hundred ninety-four feet and four inches southwardly from the south curb line of Madison Street, thence by land now or late of Paul Melicher and Susie Melicher, his wife and passing through the center of the middle dividing partition in said block of two frame dwelling houses, north seventy-six degrees and fourteen minutes east, one hundred sixty and eighty-five one-hundredths feet to the west curb line of a fifteen feet wide alley; thence by the same, south thirteen degrees and twenty-five minutes east, twenty feet to a corner of land now or late of the heirs of Richard Strode, deceased, thence by the same south seventy-six degrees and fourteen minutes west, one hundred sixty and seventy-two one-hundredths feet to the said east curb line of Union Avenue, thence by the same, north thirteen degrees and forty-six minutes west twenty feet to the place of beginning.

Being commonly known as 229 Union Avenue, Coatesville, PA

Tax Parcel Identification No. 16-09-0387

UPI No. 16-9-387

BEING the same premises which Mark E. Shelton and Lynette Shelton, by Deed dated April 26, 2006, and recorded on May 2, 2006, in Chester County Record Book 6829, at Page 1484 granted and conveyed to Mark E. Shelton, husband and wife.

PLAINTIFF: U S Bank National Association

VS

DEFENDANT: **MARK and LYNETTE SHELTON**

SALE ADDRESS: 229 Union Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARBARA ANN FEIN, 215-653-7450**

**SALE NO. 13-2-151**

**Writ of Execution No. 12-05873**

**DEBT \$595,335.75**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Plan of Landenberg Highlands, made by Hillcrest Associates, Inc., dated June 4, 1997, last revised November 24, 1997 and recorded March 27, 1998, as Plan #14334, as follows to wit;

BEGINNING at a point on the easterly side of Tortoiseshell Lane, the northwest corner of Open Space and the southwest corner of the about to be described Lot; thence along said Tortoiseshell Lane, the 5 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 325.00 feet, the arc distance of 75.44 feet to a point of tangent; (2) north 20 degrees 24 minutes 09 seconds east, 34.00 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 125.00 feet, the arc distance of 27.37 feet to a point of reverse curve and (5) on the arc of a circle curving to the left having a radius of 5.00 feet, the arc distance of 67.52 feet to a point, a corner of Lot #10, south 40 degrees 51 minutes 33 seconds east, 184.67 feet to a point in the line of Open Space; thence along same, south 84 degrees 53 seconds west, 318.71 feet to the first mentioned place of beginning.

BEING Lot #9 as shown on said Plan.

Containing 0.748 acre of land be the same more or less.

Being Tax Parcel No. 72-3-70  
Being commonly known as 2  
Tortoiseshell Lane, Landenberg, PA

BEING the same premises which  
Wilkinson Kemblesville, Inc., a Pennsylvania  
Corporation, by Deed dated October 19, 1999, and  
recorded on October 26, 1999, in Chester County  
Record Book 4657, at Page 1056 granted and con-  
veyed to Margaret J. Boone.

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **MARGARET J.  
BOONE**

SALE ADDRESS: 2 Tortoise Shell  
Lane, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **BARBARA  
ANN FEIN, 215-653-7450**

**SALE NO. 13-2-152**

**Writ of Execution No. 12-03697**

**DEBT \$77,699.81**

ALL THAT CERTAIN parcel or tract  
or land together with the dwelling and other  
improvements erected thereon situate of the easter-  
ly side of Bethel Road in East Vincent Township,  
Chester County, Commonwealth of Pennsylvania,  
bounded and described in accordance with a draft  
and survey dated 10/3/1973 made by Ralph E.  
Shaner and Son Engineering Co., Pottstown, PA  
for S. Reeves Mourar, Sr. as follows, to wit:

BEGINNING at a spike marking the  
southwesterly corner lands now or late B. Ogden  
and Mary E. Mourar, husband and wife, said point  
being in the middle of Bethel Road (given width of  
Lot Plan of 50 feet) a public road leading in a  
northerly direction from Pughtown Road towards  
Ridge Road; thence from said point of beginning  
leaving Bethel Road along lands of B. Ogden  
Mourar and Mary E. Mourar, south 61°15' east,  
158.40 feet to an iron pin, a corner; thence contin-  
uing by said B. Ogden Mourar lands, south  
49°50'42" east, 412.40 feet to an iron pin, a corner  
on line of lands now or late formerly the late S.  
Reeves Mourar, Sr.; thence along said land, south  
32°38'12" west, 125.01 feet to a corner of lands  
previously conveyed to Richard Mourar and  
Belinda L. Mourar, husband and wife; thence  
along said lands, north 56°45' west, 572.99 feet to  
a corner in the bed of the aforesaid Bethel Road;  
thence along and in Bethel Road, north 34°45'  
east, 162.17 feet to the place of BEGINNING.

BEING the same premises which Ira E.  
Wheeles and Cecile J. Wheeles, by Deed dated  
January 26, 1996 and recorded February 1, 1996 in  
the Office of the Recorder of Deeds in and for

Chester County in Deed Book 3989, Page 1933,  
granted and conveyed unto Ira E. Wheeles.

BEING KNOWN AS: 214 Bethel  
Road, Spring City, PA 19475-3200

PARCEL NO.: 21-4-57

IMPROVEMENTS: Residential prop-  
erty.

PLAINTIFF: Bank of America NA  
VS

DEFENDANT: **IRA E. WHEELLES**

SALE ADDRESS: 214 Bethel Rd.,  
Spring City, PA 19475

PLAINTIFF ATTORNEY: **MEGHAN  
K. BOYLE, 214-942-9690**

**SALE NO. 13-2-153**

**Writ of Execution No. 12-05156**

**DEBT \$191,929.82**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of West  
Whiteland, County of Chester and Commonwealth  
of Pennsylvania. Bounded and described accord-  
ing to a Plan make for Exton Woods Partnership by  
Yerkes Associates, Inc. dated October 5, 1977 and  
last revised April 25, 1978 as follows, to wit:

BEGINNING at an interior point a cor-  
ner of #232 Corwen Terrace East, said point being  
located the two following courses and distances  
from a point on the center line of West Belvidere  
Circle known as point 6+10.77 feet;

(1)North 48 degrees 19 minutes 50 sec-  
onds east, 230.00 feet to a point; and

(2)North 24 degrees 51 minutes 12 sec-  
onds west, 80.67 feet; thence

(3)Extending from said point of  
Beginning north 24 degrees 51 minutes  
12 seconds west, 20.00 feet to a corner  
of #234 Corwen Terrace East; thence

(4)Extending along the same, north 65  
degrees 08 minutes 48 seconds east,  
100.00 feet to a point; thence

(5)Extending south 24 degrees 48 min-  
utes 12 seconds east, 20.00 feet to a  
corner of #232 Corwen Terrace East;  
thence

(6)Extending along the same south 68  
degrees 08 minutes 48 seconds west,  
100 feet to the first mentioned point  
and place of Beginning.

BEING No. 233 Corwen Terrace East,  
Building Group C, Unit 13.

BEING County Tax Parcel No. 41-  
05Q-0090

UPI No. 41-5Q-90

BEING the same premises which

James A. McGuigan and Christine McGuigan, buy Deed daed July 23, 2004 and recorded on August 6, 2004, in Chester County Record Book 6243, at Page 1060, granted and conveyed to Sean McLaughlin and Christina McLaughlin, Husband and Wife. AND THE SAID Christine McLaughlin and Sean McLaughlin were divorced from the bonds of matrimony under Docket #2009-08198-DI on November 22, 2010.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: SEAN & CHRISTINA McLAUGHLIN

SALE ADDRESS: 233 Corwen Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: BARBARA ANN FEIN, 215-653-7450

**SALE NO. 13-2-154**

**Writ of Execution No. 12-03861**

**DEBT \$308,580.06**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Willistown, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan for Quaker Farms, Inc., made by Brandywine Valley Engineers, dated June 10, 1994 last revised November 7, 1996 and recorded in Chester County Plan as follows:

BEGINNING at a point on the centerline of Whispering Brooke Drive, said point being the intersection of said centerline with the extension of the dividing line of Units No. 502 and 503 on the Quaker Farms Site Plan; thence measured south 29°48'24" east, 57.06 feet to the point of beginning; thence passing through the party wall common to Units No. 502 and No. 503, south 29°48'24" east, 34.10 feet to a point; thence south 60°11'36" west, 20 feet to a point; thence passing through the party wall common to Unit No. 503 and No. 504, north 29°48'24" west, 68.80 feet to a point; thence north 60°11'36" east, 12.50 feet to a point; thence south 29°48'24" east, 19 feet to a point; thence north 60°11'36" east, 1 foot to a point; thence south 29°48'24" east, 6.50 feet to a point; thence extending north 60°11'36" east, 6.50 feet to the first mentioned point and place of BEGINNING.

BEING the same premises which N.P. Dodge, Jr., Trustee, by Deed dated September 4, 2002 and recorded November 14, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5457, Page 01099, granted and conveyed unto Nancy Shertz.

BEING KNOWN AS: 503 Whispering Brooke Drive, Newtown Square, PA 19073

PARCEL NO.: 54-8-2521

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America NA VS

DEFENDANT: NANCY SHERTZ

SALE ADDRESS: 503 Whispering Brooke Dr., Newtown Square, PA 19073

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

**SALE NO. 13-2-155**

**Writ of Execution No. 12-03857**

**DEBT \$406,095.46**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for "Robin's Cove", prepared by Gladnick, Wright & Salamenda, Civil Engineers, Chadds Ford, PA dated 2/17/00, last revised 5/10/04 and recorded in Chester County as Plan #17167 as follows, to wit:

BEGINNING at a point on the easterly side of Eagle Glen Drive, a corner of Lot #52 as shown on said plan; thence from said point of beginning, along the said side of Eagle Glen Drive on the arc of a circle curving right having a radius of 200.00 feet the arc distance of 149.37 feet to a corner of Lot #25; thence along Lot #25 south 32°13'35" east 77.12 feet to a corner if Lot #26 thence along Lot #26 south 4°6'12" west 85.00 feet to a corner of Lot #52; thence along Lot #52 north 75°1'3" west 125.87 feet to the first mentioned point and place of Beginning.

BEING Lot #53 as shown on said plan.

BEING the same premises which Richmond American Homes of PA, Inc., a Colorado Corporation, by Deed dated march 28, 2007 and recorded April 10, 2007 in the Office of the Recorder of Deed in and for Chester County in Deed Book 7127, Page 1387, granted and conveyed unto Kevin Berry and Brenda Weathington.

BEING KNOWN AS: 200 Eagle Glen Drive, Coatesville, PA 19320

PARCEL NO.: 47-5-102.69

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America VS

DEFENDANT: BRENDA WEATHINGTON & KEVIN BERRY

SALE ADDRESS: 200 Eagle Glen Dr.,

Coatesville, PA 19320

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

**SALE NO. 13-2-156**

**Writ of Execution No. 10-07308**

**DEBT \$66,434.07**

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Coventryshire made by Albert G. Newbold, dated May 1975 and recorded in Chester County as Plam #303, as follows, to wit:

BEGINNING at a point on the south-easterly side of Scholl Road a corner of Lot No. 34 on said Plan; thence extending from said point of beginning and running along Lot No. 34 south 55°09' east 429.25 feet, having crossed the north-westerly side of a 40 feet wide easement or horse trail to a point a corner of Lot No. 22 on said Plan; thence extending along the same and through the bed of the horse trail, south 62°15'20" west 152.96 feet to a corner of Lot No. 26 on said Plan; thence extending partly along Lot No. 26 and partly along Lot No. 28 north 63°47' west 396.51 feet having recrossed the northwesterly side of the said horse trail easement to point on the southeast side of Scholl Road; thence extending along the same north 44°30' east 198 feet to the first mentioned point and place of beginning.

BEING Lot No. 32.

CONTAINING 1.524 acres more or less.

BEING the same premises which Steven F. Myers, Debra M. Myers, Terri A. DeShong, Ricky R. Myers and Jody J. Myers, Administrators of the Estate of Yvonne M. Wykes, Deceased, by Deed dated February 22, 2000 and recorded March 21, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4728, Page 00507, granted and conveyed unto Jody J. Myers.

BEING KNOWN AS: 824 Scholl Road, Pottstown, PA 19465

PARCEL NO.: 17-2-21.23

IMPROVEMENTS: Residential property.

PLAINTIFF: Wachovia Mortgage (FKA) Wachovia Mortgage, FSB (FKA) World Savings Bank, FSB

VS

DEFENDANT: **JODY J. MYERS**

SALE ADDRESS: 824 Scholl Road, Pottstown, PA 19465

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