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County
Bar
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Chester County Law Reporter

(USPS 102-900)

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Ray et al. v. Board of Supervisors of East Pikeland Township et al.

Land use appeal – Preliminary plan appeal – Subdivision and land development – Storm water management – Waiver of ordinance requirement – Municipalities planning code

1. The Municipalities Planning Code permits ordinances to contain provisions for administering waivers or modifications to the minimum standards of the ordinance when the literal compliance with mandatory provisions is shown to the satisfaction of the governing body or planning agency, where applicable, to be unreasonable, to cause undue hardship, or when an alternative standard can be demonstrated to provide equal or better results.
2. Waivers are only part of an applicant's preliminary land development plan. Any allowance of a waiver necessarily precedes the applicant's actual submission of a preliminary plan.
3. The time for appeal from all land use decisions is set out in 53 P.S. §11002-A which provides that all appeals from all land use decisions rendered pursuant to Article IX of the Municipalities Planning Code shall be taken to the court of common pleas of the judicial district wherein the land is located and shall be filed within 30 days after entry of the decision as provided in 42 Pa. C.S. §5572 or, in the case of a deemed decision, within 30 days after the date upon which notice of said deemed decision is given as set forth in section 908(90) of this act.
4. A board's order is "entered" when its findings of fact, discussion and conclusions of law, in other words, its formal decision and order, are served upon the appellant by mail. The appeal period commences on that date.
5. The timeliness of an appeal goes to the jurisdiction of a court and its competency to act.
6. Appeals will be quashed as premature where appellants file them to the court of common pleas before the issuance of a decision by the board.
7. The grant of a waiver from the minimum standards of an ordinance for an applicant's preliminary plan does not constitute a "decision" by the municipality from which an appeal by objectors would lie with the court of common pleas under the Municipalities Planning Code.
8. Under the Municipalities Planning Code, a decision is defined as a final adjudication of any board and provides that all decisions shall be appealable to the court of common pleas of the county and judicial district wherein the municipality lies.
9. The time for appeal begins when, if ever, a board enters its decision to approve or deny a preliminary plan.
10. The Phoenixville Area School District is in the process of expanding the East Pikeland Elementary School. It submitted a Preliminary Land Development Plan for consideration by the Township of East Pikeland. The District request-

ed the Township waive the inclusion of certain information in the Preliminary Plan that would otherwise be required to be included under the Township's Subdivision and Land Development Ordinance and Storm Water Management Ordinance. The Appellants own neighboring properties and objected to the requests for waivers granted by the Township. They filed an appeal contending that the grant of waivers was arbitrary and capricious, and violated the law in various ways. The Phoenixville Area School District intervened and filed a Motion to Quash the Appeal on the basis that the appeal was interlocutory. The Court Held, that the Motion to Quash was granted without prejudice.

P.McK.

C.C.P. Chester County, Civil Action – Land Use Appeal, No. 2012-06776-ZB;
Dennis D. Ray, Barbara Ray, Robert Friebe and Judy Ellis v. Board of
Supervisors of the Township of East Pikeland and Phoenixville Area School
District

Scott M. Klein and Michael S. Gill for Appellants

Andrew J. Bellwoar and Ryan M. Jennings for Board of Supervisors of
the Township of East Pikeland

Samuel W. Cortes, Joseph Diguglielmo, and Ronald L. Williams for
Phoenixville Area School District

Tunnell, J., August 29, 2012:-

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

DENNIS D. RAY, BARBARA RAY,	:	
ROBERT FRIEBEL & JUDY ELLIS	:	
Appellants	:	
	:	CIVIL ACTION - LAW
v.	:	
	:	LAND USE APPEAL
BOARD OF SUPERVISORS OF THE	:	
TOWNSHIP OF EAST PIKELAND	:	NO. 2012-06776
Appellee	:	
	:	
and	:	
	:	
PHOENIXVILLE AREA SCHOOL DISTRICT	:	
Intervenor-Appellee	:	

Scott M. Klein, Esquire and Michael S. Gill, Esquire, for Appellants
Andrew J. Bellwoar, Esquire and Ryan M. Jennings, Esquire, for Appellee
Samuel W. Cortes, Esquire, Joseph Diguglielmo, Esquire and Ronald L. Williams,
Esquire for Intervenor-Appellee

ORDER

AND NOW, this 29th day of August, 2012, upon consideration of the Motion of the Intervenor-Appellee, Phoenixville Area School District, to Quash the Land Use Appeal of Dennis D. Ray, Barbara Ray, Robert Friebel and Judy Ellis, and the responses and briefs of the parties, it is ORDERED and DECREED that the Motion to Quash Appeal is GRANTED.¹ The said appeal is quashed, without prejudice.

BY THE COURT:

/s/ Mark L. Tunnell, J.

¹The question posed in this case is whether the grant of a waiver from the minimum standards of an ordinance for an applicant's preliminary plan constitutes a "decision" by the municipality from which an appeal by objectors would lie to the court of common pleas.

The court concludes that the grant of such a waiver is not a "decision," i.e., a final adjudi-

cation under the Municipalities Planning Code, and that this appeal is premature and should be quashed for the reasons which follow.

The Phoenixville Area School District is in the process of expanding the East Pikeland Elementary School. It submitted a Preliminary Land Development Plan for consideration by the Township of East Pikeland. The District requested the Township waive the inclusion of certain information in the Preliminary Plan that would otherwise be required to be included under the Township's Subdivision and Land Development Ordinance of 2001 ("SLDO") and Storm Water Management Ordinance ("SWMO").

The following requests for waivers were granted by the Township and memorialized in the Board of Supervisors' letters to the District. As alleged by the Appellants, these refer to the following Township land-use and environmental protection regulations:

- A. SLDO Section 306.B.6.a(2) pursuant to which the Township permitted the District to complete less than 42% of the stormwater infiltration tests at the EPES Property than would otherwise be required;
- B. SLDO Section 306.B.6.b.(1)(a) pursuant to which the Township permitted the District to construct stormwater facilities within 2 feet of seasonal high water and/or bedrock;
- C. SLDO Section 306.B.6.b.(2)(d) pursuant to which the Township permitted the District to construct stormwater management facilities that would take "several weeks" to dewater when, otherwise pursuant to SLDO, such facilities must dewater within 1 to 3 days of a storm event;
- D. SLDO Section 306.B.7.c. pursuant to which the Township permitted the District to construct stormwater management facilities within 50 feet of a property line when, otherwise, such location would be barred pursuant to the SLDO;
- E. SLDO Section 306.D.4.b. pursuant to which the Township permitted the District to bypass the otherwise generally applicable requirement that a land developer pre-

pare a study to examine the impact of its activities upon existing water, groundwater and drainage systems;

F. SLDO Section 306.D.4.d. pursuant to which the Township permitted the District to bypass the otherwise generally applicable requirement that a land developer prepare well withdrawal study to examine the impact of the land developer's activities upon existing wells;

G. SWMO Section 303.H. pursuant to which the Township permitted the District to bypass the otherwise generally applicable requirement that areas of earth disturbed during land development activities must be stabilized within 3 days of groundbreaking; and

H. SWMO Section 303.1 pursuant to which the Township permitted the District to bypass the otherwise generally applicable requirement that, on land development sites having areas in excess of 10 acres, not more than 5 acres may be disturbed at any given point in time.

The Appellants own neighboring properties and objected to the requests for waivers. They filed this appeal contending that the grant of waivers was arbitrary and capricious, and violated the law in various ways.

The Phoenixville Area School District intervened and filed a Motion to Quash the Appeal on the basis that the appeal was interlocutory. The Appellants contend, however, that the decision to grant the waivers is essentially final, that they permit the District to develop the land accordingly, and that the Township's Board of Supervisors will not have to give any further consideration to the waivers; hence, a final decision for the purposes of the Municipalities Planning Code (MPC) has occurred.

This raises a question of law; the material facts are not in dispute.

The Township was proceeding pursuant to the authority of 53 P.S. §10503(8) of the MPC which permits ordinances to contain:

Provisions for administering waivers or modifications to the minimum standards of the ordinance in accordance with

section 512.1, when the literal compliance with mandatory provisions is shown to the satisfaction of the governing body or planning agency, where applicable, to be unreasonable, to cause undue hardship, or when an alternative standard can be demonstrated to provide equal or better results.

Section 304.C.7.b.(5) of the SLDO provides that “[a]ll waivers being requested by the applicant as well as waivers granted to the applicant by the Board, and reasons and data to substantiate the basis for such request shall be clearly stated on the first sheet of the preliminary plan submission.” As such, the court agrees that waivers are only part of an applicant’s preliminary land development plan; any allowance of a waiver necessarily precedes the applicant’s actual submission of a preliminary plan. The Board may, and remains quite able to, deny the District’s preliminary plan, or it may approve the plan subject to any number of conditions that might then render the Appellants’ challenges moot. The method and mechanics of approving a preliminary plan are set forth in 53 P.S. §10508.

The time for appeal from all land use decisions is set out in 53 P.S. §11002-A which provides that:

(a) All appeals from all land use decisions rendered pursuant to Article IX shall be taken to the court of common pleas of the judicial district wherein the land is located and shall be filed within 30 days after *entry* of the decision as provided in 42 Pa. C.S. §5572 (relating to time of entry of order) or, in the case of a deemed decision, within 30 days after the date upon which notice of said deemed decision is given as set forth in section 908(90) of this act. It is the express intent of the General Assembly that, except in cases in which an unconstitutional deprivation of due process would result from its application, the 30-day limitation in this section should be applied in all appeals from decisions (emphasis added).

A board’s order is “entered” when its findings of fact, discussion and conclusions of law, in other words, its formal decision and order, are served upon the appellant by mail. The appeal period commences on that date. *Border v. Zoning Hearing Board of the City of Easton*, 74 Pa. Cmwlth. 638, 460 A.2d 918 (1983) (interpreting prior law). See also *Magyar v. Zoning Hearing Board of Lewis Township*, 885 A.2d 123 (Pa. Cmwlth. 2005) [trial court correctly determined that the appeal from a deemed approval was premature since the required public notice had not been provided; it is from this notice that the time

for appeal from a deemed approval begins to run].

The timeliness of an appeal goes to the jurisdiction of a court and its competency to act. See *Snyder v. Zoning Hearing Board of Warminster Township*, 782 A.2d 1088, 1090 (Pa. Cmwlth. 2001), holding that appeals will be quashed as premature where appellants file them to the court of common pleas before the issuance of a decision by the board, citing *Mountain Protection Alliance v. Fayette County Zoning Hearing Board*, 757 A.2d 1007 (Pa. Cmwlth. 2000).

The question turns upon the determination as to whether the grant of the waivers constitutes a “decision” within the meaning of the Municipalities Planning Code, 53 P.S. §10107(b). This provision defines “decision” as a “final adjudication of any board” and provides that “[a]ll decisions shall be appealable to the court of common pleas of the county and judicial district wherein the municipality lies.” See *Penllyn Lands v. Board of Supervisors of Lower Gwynedd Township*, 638 A.2d 332, 335 (Pa. Cmwlth. 1994).

In this case, the Board has not rendered a final adjudication on the District’s application for approval of its preliminary plan. The Board has allowed certain waivers, and these waivers permit the District to submit an application for approval of a preliminary land development plan without including certain information otherwise required by the ordinances above-referenced.

The court holds that the issuance of waivers by the Board does not constitute the Board’s “decision,” i.e., a “final adjudication.” The time for appeal begins when, if ever, a board enters its decision to approve or deny a preliminary plan.

Were it otherwise, interested parties in the position of Appellants in cases of this kind would, in order to preserve those interests, be required to appeal *seriatim* whenever during the approval process a waiver or some other modification is granted. This is contrary to the logic of appellate principles – that there be one appeal from a final adjudication.

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-09227**

NOTICE IS HEREBY GIVEN that the name change petition of Robert Glenn Wood was filed in the above-named court and will be heard on November 26, 2012, at 9:30 AM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 31, 2012

Name to be changed from: Robert Glenn Wood to: Robert Glenn McComas-Wood

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

MATTHEW F. FOX, Attorney for Petitioner
2605 North Broad Street
P.O. Box 1277
Lansdale, PA 19446

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-09225**

NOTICE IS HEREBY GIVEN that the name change petition of Matthew Robert Wood was filed in the above-named court and will be heard on November 26, 2012, at 9:30 AM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 31, 2012

Name to be changed from: Matthew Robert Wood to: Matthew Robert McComas-Wood

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

MATTHEW F. FOX, Attorney for Petitioner
2605 North Broad Street
P.O. Box 1277
Lansdale, PA 19446

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-09226**

NOTICE IS HEREBY GIVEN that the name change petition of Linda Mary Wood was filed in the above-named court and will be heard on November 26, 2012, at 9:30 AM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 31, 2012

Name to be changed from: Linda Mary Wood to: Linda Mary McComas-Wood

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

MATTHEW F. FOX, Attorney for Petitioner
2605 North Broad Street
P.O. Box 1277
Lansdale, PA 19446

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 10, 2012 for JL Management Services, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Real estate management.

SANDRA L. KNAPP, Solicitor

Gawthrop Greenwood, PC

17 East Gay Street

Suite 100

West Chester, PA 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 7, 2012 for Diana L. Ries, P.C., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Provision of licensed, professional optometric services.

CHRISTOPHER E. FRANTZ, Solicitor

P.O. Box 557

Westtown, PA 19395

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 1, 2012 for Dilwyn Symes, M.D., P.C., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Operate a medical practice.

PAUL CROWLEY, Solicitor

257 W. Uwchlan Avenue

Downingtown, PA 19335

CHARLES T. DeTULLEO

Attorney at Law

134 North Church St.

West Chester, PA 19380

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1st Publication

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COPELAND, William G., late of Chadds Ford. Jane H. Copeland, care of J. STODDARD HAYES, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. J. STODDARD HAYES, Esquire, Gawthrop Greenwood PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

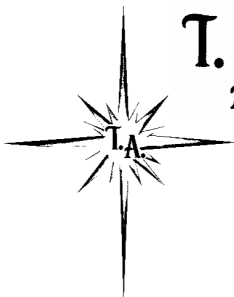
CRIST, Edward E., late of Downingtown Borough. Steven E. Crist, care of LEONARD A. SLOANE, Esquire, 344 West Front Street, Media, PA 19063, Executor. LEONARD A. SLOANE, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19063, atty.

DELIBERATO, Margaret Theresa, a/k/a Margaret T. DeLiberato, late of Borough of Downingtown. Michael DeLiberato, 103 Larson Lane, Coatesville, PA 19320 and Paula Cloud, 16 Berkley Dr., Downingtown, PA 19335, Executors. **WILLIAM T. KEEN**, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GLEN, Natalie Musser, a/k/a Natalie Musser Heebner, late of Kennett Square, Pennsbury Township. Robert A. Glen, 8 Hobson Drive, Hockessin, DE 19707, Executor.

JOHNSON, Juanita W., late of New Garden Township. Bonnie Barlow, 122 Jenners Pond Rd., Apt 2103, West Grove, PA 19390, Executrix. **WILLIAM E. HOWELL JR.**, Esquire, 110 E. State Street, Kennett Square, PA 19348, atty.

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MELODY, Michael J., Jr., a/k/a M.J. Melody, Jr., a/k/a/ M. Joseph Melody, Jr., late of Uwchlan Township. Brendan T. Melody and Timothy C. Melody, care of JAMES E. MC ERLANE, Esquire, 24 E. Market Street, West Chester, PA 19381, Executors. JAMES E. MC ERLANE, Esquire, Lamb Mc Erlane, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

MULLIN, John H., late of North Coventry. Betsy Anne Mullin, 455 Laurelwood Road, Pottstown, PA 19465, Executrix. KENNETH E. PICARDI, Esquire, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

SNELL, Mary Jane, a/k/a Mary J. Snell, Mary Jane Griffiths Snell, late of Schuylkill Township. Bruce V. Griffiths, 1202A West 9th Street, Austin, TX 78703, David C. Griffiths, 501 W. Seven Stars Rd., Phoenixville, PA 19460 and Joanne G. Gordon, 7104 Hillside Rd., Harrisburg, PA 17112, Executors. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

STEELE, Anna Davis, a/k/a Anna R. Davis Steele and Anna R. Davis, late of Pennsbury Township. Herschella K. Reynolds and Donald F. Copeland, care of DONALD F. COPELAND, Esquire, 167 Daylesford Blvd., Berwyn, PA 19312, Executors. DONALD F. COPELAND, Esquire, 167 Daylesford Blvd., Berwyn, PA 19312, atty.

STEELE, George, late of Pennsbury Township. George B. Steele, care of DONALD F. COPELAND, Esquire, 167 Daylesford Blvd, Berwyn, PA 19312, Executor. DONALD F. COPELAND, Esquire, 167 Daylesford Blvd, Berwyn, PA 19312, atty.

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STRATEMEYER, Charles H., a/k/a Bud Stratemeyer, late of Hatboro-Upper Moreland. Jacqueline E. Stratemeyer, 440 W. Monument Ave., Hatboro, PA 19040, Executrix.

THOMPSON, Katherine A., late of Kennett Square. Mark D. Thompson, care of ANITA M. D'AMICO, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

2nd Publication

CONLON, Clarence F., late of Newlin Township. Grace I. Moore, 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.

ETOIAN, Vartouhi T., late of Phoenixville, Schuylkill Township. Sarkis T. Etoian, 312 Drummors Lane, Phoenixville, PA 19460, Executor.

FUNK, Margaret D., late of Borough of Phoenixville. John D. Funk, 324 Lucas Road, Phoenixville, PA 19460, Executor.

GASIOR, Jessie, late of Tredyffrin Township. John J. Dziewit, 1406 Grand Oak Lane, West Chester, PA 19380 and Michael A. Dziewit, 332 Fallow Field Lane, Harleysville, PA 19438, Executors.

HOGG, Norman H., late of East Fallowfield Township. Herbert L. Hogg, 409 Gum Tree Road, Coatesville, PA 19320, Executor.

MILLER, Nancy D., late of West Brandywine Township. Michael J. Miller, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Administrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

MONTGOMERY, Patricia G., late of Highland Township. Jay S. Montgomery, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

MORGAN, Joyce, late of Borough of West Chester. Alex B. Morgan, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

RICHTER, Lillian J., late of Coatesville, Valley Township. Cynthia S. Richter, 40 Spruce St., Coatesville, PA 19320, Executrix.

SILVERS, Eleanor R., late of East Goshen Township. Julia S. Rose, care of JOHN A. WETZEL, Esquire, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, Executrix. JOHN A. WETZEL, Esquire, Wetzel Gagliardi & Fetter LLC, 101 East Evans Street, Suite A, West Chester, PA 19380-2600, atty.

STERRETT, Jean S., a/k/a Jean Stubbs Sterrett, late of Pennsbury Township. Timothy S. Sterrett and Elizabeth S. Laube, care of JOHN T. NICHOLSON, Esquire, 10 Broad St., West Chester, PA 19382, Executors. JOHN T. NICHOLSON, Esquire, 10 Broad St., West Chester, PA 19382, atty.

TAREWICZ, Walter J., late of Pottstown, North Coventry Township. William J. Tarewicz, 900 Oak Drive, Pottstown, PA 19464, Administrator. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

THOME, Margaret B., late of Penn Township. Linda Thome, 5203 Grectchen Street, Kensington, MD 20895, Executrix. MICHAEL J. SANGEMINO, Esquire, 724 Yorklyn Road, Ste 350, Hockessin, DE 19707, atty.

TOPHAM, Regina Mary, a/k/a Regina Mary Gizara, late of Borough of Downingtown. Joan H. Burton, 690 Clarks Lane, West Chester, PA 19382, Executrix. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

TRITT, Nadine L., late of West Brandywine Township. David W. Tritt and Linda L. Tritt, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executors. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

ZERN, Charles D., late of East Pikeland Township. Ronald Frederick, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

3rd Publication

ADAMS, Daniel W., late of East Coventry Township. Ernest D. Adams, 866 Ellis Woods Road, Pottstown, PA 19465, Executor. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

CRANSTON, Jeffrey W., late of Tredyffrin Township. Stephen A. Cranston and Janine M. Bunce, care of DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, Administrators. DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, atty.

DAVIS, Margaret F., late of West Whiteland Township. Patricia J. Ozer, care of ALLEN H. TOLLEN, Esquire, 15 East Front Street, Media, PA 19063, Executrix. ALLEN H. TOLLEN, Esquire, 15 East Front Street, Media, PA 19063, atty.

DENNY, William M., JR., late of West Pikeland Township. Ellen G. Denny, Nancy D. Myers and Linda D. Miller, care of EDWARD M. WATERS, III, Esquire, 899 Cassatt Road,

Berwyn, PA 19312, Executrices CTA. EDWARD M. WATERS, III, Esquire, Pepper Hamilton LLP, 899 Cassatt Road, Berwyn, PA 19312, atty.

EDSTROM, Christeen M. Edstrom, late of Malvern Borough. Linda Huffman, 455 Monument Avenue, Malvern PA, 19355, Executrix. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

EICHMAN, Robert P., a/k/a Robert Peter Eichman, late of Coatesville. Caryl Lynn Shupe, 416 Waverly Boulevard, Ocean City, NJ 08226, Executrix. BRETT B. WEINSTEIN, Esquire, Weinstein Law Offices PC, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

FLOUNDERS, Mary T., late of Caln Township, Chester County and Cape May Borough. 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.

HAGGERTY, Dennis E., late of West Chester. Edward D. Haggerty, 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.

HIRIAK, Michael, late of North Coventry Township. Michael Hiriak, Jr., 257 Beacon

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James C. Schwartzman, Esq.

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Drive, Phoenixville, PA 19460, Executor. KENNETH E. PICARDI, Esquire, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464, atty.

JOHNSTON, Miriam A., late of East Goshen Township. Paul K. Johnston, 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.

LODER, Drew, late of Willistown Township. Sharon Loder, care of SUZANNE A. DE SEIFE, Esquire, 15 E. Front Street, Media, PA 19063, Administratrix. SUZANNE A. DE SEIFE, Esquire, 15 E. Front Street, Media, PA 19063, atty.

MARCELLO, Linda Galvis, late of Oxford Borough. Kathleen Watson, 15 Cherokee Lane, Honey Brook, PA 19344, Administratrix. BRIDGET M. WHITLEY, Esquire, Skarlatos Zonarich LLC, 17 S. 2nd Street, 6th Fl., Harrisburg, PA 17101-2039, atty.

MCNICHOL, Joseph F., late of East Goshen Township. Nancy McNichol, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

METALLO, Betty J., late of Borough of Kennett Square. Jeri Metallo, 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.

MONAGHAN, Brian T., late of West Goshen Township. Michele Mancini, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administratrix. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

PRICHARD, Charlotte S., late of City of Coatesville. Roger T. Prichard, 201 Fulton Street, Riverton, NJ 08077, Executor. LARISSA RENSHAW WHITMAN, Esquire, Montgomery, Mc Cracken, Walker & Rhoads, LLP, 123 South Broad Street, Avenue of the Arts, Philadelphia, PA 19109, atty.

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QUINN, M. Dolores, late of East Goshen Township. Mary Lisa Parry Howard, care of STACEY WILLITS MC CONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS MC CONNELL, Esquire, Lamb Mc Erlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

REGAN, Maree Esther Philips, late of Easttown Township. ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462 and DEBRA G. SPEYER, Esquire, 2 Bala Plaza, Suite 300, Bala Cynwyd, PA 19004, Executors. ROBERT M. SLUTSKY, Esquire, Robert Slutsky Associates, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

SHAFER, Charles H., late of East Goshen Township. Thalia S. Evons, care of JAMES R. ABBOTT, Esquire, 108 Chesley Drive, Media, PA 19063, Executrix. JAMES R. ABBOTT, Esquire, Abott Lastowka & Overholt LLP, 108 Chesley Drive, Media, PA 19063, atty.

SHEETZ, Glenn A., late of West Caln Township. Joyce E. Sheetz, 631 Farmland Way, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

SIRIGNANO, Arthur J., late of West Chester, East Bradford Township. Cathy O'Neill, 807 Cobblestone Court, West Chester, PA 19380 and Michael O'Neill, 807 Cobblestone Court, West Chester, PA 19380, Executors. DEIRDRE A. AGNEW, Esquire, Law Office of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

SPOLEN, Suzanne, late of Phoenixville, East Pikeland Township. Joseph F. Spollen, 22 Jonathan Drive, Phoenixville, PA 19460, Executor.

WOOD, Suellen B., late of West Chester. Leon D. Baily, Jr., 604 Chesterville Way, West Chester, PA 19382, Executor. DANIEL P. MAN-NIX, V, Esquire, Butler, Griffen & Mannix, 18 W. Market Street, West Chester, PA 19382, atty.

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WORTLEY, Mildred O., late of West Chester. Celia W. Preston, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

FICTITIOUS NAME

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

Level Masonry, with its principal place of business at 519 Marshall Dr., West Chester, PA 19380.

The application has been (or will be) filed on: August 20, 2012.

The name and address of the individual interested in the said business is Timothy Edwards, 519 Marshall Dr., West Chester, PA 19380. This was filed in accordance with 54 PaC.S. 311.

Hairisms, with its principal place of business at 209 Thornridge Drive, Thorndale, PA 19372.

The application has been (or will be) filed on: August 23, 2012.

The name and address of the individual interested in the said business is: Lindsey R. Harris, 209 Thornridge Drive, Thorndale, PA 19372. This was filed in accordance with 54 PaC.S. 311.

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application will be made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is Senior Care Ministries, Inc.

Articles of Incorporation are to be filed on September 14, 2012

The purpose or purposes for which it was organized are as follows: To provide educational services to seniors and their families.

WILLIAM ADAIR BONNER, Solicitor

12 Veterans Square

P O Box 259

Media, PA 19063

NONPROFIT CORPORATION

Notice is hereby given that Cure4Cam, Inc. has been organized under the provisions of the Non-Profit Corporation Law of 1988 and filed Articles of Incorporation with the Pennsylvania Department of State on July 6, 2012. The purpose of the corporation is exclusively religious, charitable, educational and scientific purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986 et al.

**THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

NOTICE

The current term of the office of United States Magistrate Judge Timothy R. Rice at Philadelphia, Pennsylvania is due to expire March 20, 2013. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge position include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pre-trial matters and evidentiary proceedings on delegation from the judges of the District Court; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent Magistrate Judge should be recommended by the panel for reappointment by the court and should be directed to:

Michael E. Kunz
Clerk of Court
2609 U.S. Courthouse
601 Market Street
Philadelphia, PA 19106

ATTN: Human Resources Department
Magistrate Judge Reappointment

Comments must be received by November 5, 2012.

J. Curtis Joyner
Chief Judge

CLASSIFIED ADS SECTION

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SAMPLE AD

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



October 2012 CLE Opportunities

@ Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
Oct. 2	PBI: Family Law in the Internet Age (g)	9 am – 12:15 pm	3 SUB
Oct. 3	Beer & BULL Session: You Are What You Eat...and Drink!***	5 pm – 6 pm	1 Ethic
Oct. 4	PBI: Realty Transfer Tax Update (g)	12 pm - 3:15 pm	3 SUB
Oct. 10	Custody Mediation Seminar	8:30 am-12:15 pm	2.5 SUB & 1 ETH
Oct. 11	Brandywine Battlefield & Saving Our Historic Sites***	4 pm – 5 pm reception to follow	1 SUB
Oct. 12	PBI: How to Properly Document a Settlement Agreement (v)	9 am – 1:30 pm	4 SUB
Oct. 17	PBI: Family of Laws for the Family Lawyer (v)	9 am – 4:30 pm	6 SUB
Oct. 18	PBI: Thorny Issues in PR's Landlord Tenant Law (g)	9 am – 1:15 pm	4 SUB
Oct. 19	PBI: Preparing LLC Documents (g)	9 am – 12:15 pm	3 SUB
Oct. 22	PBI: Saving the Family Home in the Continuing Foreclosure Crisis (g)	12:30 pm–4:45 pm	4 SUB
Oct. 23	PBI: The 2 nd Season: Issues for Divorce over Fifty (g)	8:30 am-4:30 pm	5 SUB & 1.5 Ethics
Oct. 25	Immigration CLE***	8 am – 4 p.m.	TBD
Oct. 26	Pro Bono CLE for New Pro Bono Attorneys***	8:30 am – 12:30pm	3 SUB & 1 Ethics
Oct. 30	PBI: iPad for Legal Professionals (v)	9 am – 5 pm	6 SUB
Oct. 31	PBI: 16 Annual Family Law Update (g)	8:30 am – 1:15 pm	4.5 SUB

(v) = video
(g) = live groupcast
*** = all welcome to attend



Chester County Law Reporter

The Official Legal Publication for Chester County

Chester County Law Reporter - Legal Advertising Rates effective January 1, 2011

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Private Sheriff Sale Notices (1 proof; 1 publication).....	\$375.00
County Sheriff Sale Notices (printed monthly; 3 publications).....	\$325.00
(up to 1 column in length - \$2.50 per line for each additional line over 1 column)	
Annual Tax Sale (County)	\$2.50/line + layout costs
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The *Chester County Law Reporter* is published weekly, 52 issues per year. The rates listed below represent an ad run for 13 consecutive issues. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file. For more information, contact **Stephanie Gibbs at 610-692-1889, or by e-mail: sgibbs@chescobar.org**

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED **THURSDAY, OCTOBER 18, 2012** 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, NOVEMBER 19, 2012**. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 12-10-700

Writ of Execution No. 12-01640

DEBT \$397,075.27

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

BEING known as 112 Portmarnock Drive, Avondale, PA 19311

PARCEL number: 60-4-242

IMPROVEMENTS: residential property

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA Pooling and Servicing Agreement
VS

DEFENDANT: **HARPREET KAUR**

and SARBJIT SINGH

SALE ADDRESS: 112 Portmarnock Drive, Avondale, PA 19311

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

SALE NO. 12-10-701

Writ of Execution No. 11-01483

DEBT \$229,171.43

ALL THAT CERTAIN lot of land situate in Borough of Honeybrook, Chester County, Pennsylvania:

BEING known as 839 Pine Street, Honey Brook, PA 19344

PARCEL number: 12-04-0044.010

IMPROVEMENTS: residential property

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **MICHAEL & TIFFANY O'NEILL**

SALE ADDRESS: 839 Pine St, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **SHERRI J. BRAUNSTEIN, 856-669-5400**

SALE NO. 12-10-702

Writ of Execution No. 12-05736

DEBT \$428,771.79

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

BEGINNING at an iron spike in the Lancaster and Newport Pike, a corner of land recently conveyed to Vincenzo Bachetta; thence by the said Lancaster and Newport Pike south 50 degrees 28 minutes east, 360.35 feet to an iron spike; thence leaving the said Pike and by other lands now or late of Eugene and Mary DiFilippo, north 42 degrees, 8 minutes east, 500 feet to an iron pin and north 21 degrees, 30 minutes west, 296.3 feet to an iron pin; thence still by other lands now or Eugene and Mary DiFilippo and lands previously conveyed to Vincenzo Bachetta, south 50 degrees 26 minutes west, 654.8 feet to the point and place of beginning.

CONTAINING 4.184 acres.

EXCEPTING thereout and therefrom all that certain lot or piece of ground which Attilio DiFilippo and Jennie DiFilippo, his wife by Deed dated 7/24/1957 recorded 7/25/1957 in Deed Book M-29 Page 96 conveyed unto Robert V. Lattanzio

and Mary L. Lattanzio, his wife, as follows, to wit:

ALL THAT CERTAIN tract of land without improvements situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a survey by Arthur Crowell, dated 5/21/1957 and revised as follows:

BEGINNING at an iron pin in line of land of Vincenzo Bachetta, at the northwest corner of land of Robert V. Lattanzio; thence by line of Lattanzio south 21 degrees 30 minutes east 296.3 feet to an iron pin, another corner of Lattanzio's land; thence by the same south 42 degrees 08 minutes west 95.3 feet to an iron pin; thence by land of DiFilippo and down the east side of a small run south 32 degrees 59 minutes west 297.2 feet to a stake, being 40 feet north 50 degrees 26 minutes east from an iron pin in line of Vincenzo Bachetta (set by survey of 5/21/1957); thence by line of Bachetta north 50 degrees 26 minutes east 151.8 feet to the place of beginning.

CONTAINING 0.9 of an acre of land, more or less.

BEING the same property acquired by James P. Ferver, by Deed recorded 07/05/2006, of record in Deed Book 6888, Page 1601, in the Office of the Recorder of Chester County, Pennsylvania.

IMPROVEMENTS: commercial building

TAX parcel: 60-3-33

BEING known as 8825 Newport Gap Pike, New Garden, Pennsylvania 19311

PLAINTIFF: Manufacturers and Traders Trust Company

VS

DEFENDANT: **JAMES P. FERVER**

SALE ADDRESS: 8825 Newport Gap Pk, Avondale, PA 19311

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, 610-779-0772**

SALE NO. 12-10-703

Writ of Execution No. 09-03435

DEBT \$169,081.40

ALL THAT CERTAIN tract of land thereunto belonging, situate on the south side of Chestnut Street, in the Second Ward of the Borough of Spring City, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the aforesaid Chestnut Street a corner of lands of Charles B. Kugler, et al, being the easterly half of said double brick house; thence by line and passing through the center of the double wall of said

double brick house, dividing this, the westerly half from the easterly half of the same south 15 1/2 degrees east 181 feet 6 inches to a point in Springville Road, now known as Brown Street; thence along the same south 71 degrees west 22 feet 9 inches to a corner of Lot No. 10 along being conveyed herein; thence along the same south 71 degrees west 22 feet 9 inches to a corner of Lot No. 10 also being conveyed herein; thence along the same north 15 1/2 degrees west 181 feet 6 inches to a point in the center line of Chestnut Street north 74 1/2 degrees east to a point, the place of beginning.

ALSO all that certain lot or parcel of land with the buildings and improvements thereon erected, situate in the southerly side of Chestnut Street in the Borough of Spring City, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a limestone in the middle of Chestnut Street, a corner of this and land of John Priest; thence by said priests land south 15 1/2 degrees east 187 1/2 feet to an iron pin at the side of said old road now known as Brown Street; thence along in Brown Street south 71 3/4 degrees west 68 1/2 feet to a limestone in the side of old road, now called Brown Street, and the middle of Penn Street, thence along the middle of Penn Street and land of Harry D. Lukens, north 15 1/2 degrees west 191 feet to a limestone at the intersection of the center lines of Penn Street and Chestnut Street; thence along the center of Chestnut Street north 74 3/4 degrees east 66 1/2 feet to the place of beginning.

TITLE to said premises is vested in David M Repsik and Lynn M Repsik, husband and wife, by Deed from Brian C. Miller dated July 26, 2005 and recorded August 29, 2005 in Deed Book 6600, Page 1125.

PREMISES being known as: 270 Chestnut Street, Spring City, Pennsylvania 19475.

TAX I.D. #: 14-4-476

PLAINTIFF: Countrywide Home Loans Servicing LP

VS

DEFENDANT: **DAVID & LYNNE REPSIK**

SALE ADDRESS: 270 Chestnut St, Spring City, PA 19475

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

SALE NO. 12-10-704
Writ of Execution No. 11-00435
DEBT \$146,842.47

ALL THAT CERTAIN unit in the property known, named and identified as Goshen Valley-Condominium Two, 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, 1963, P.L. 196, by the recording on Nov. 1, 1977, in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated Oct. 31, 1977, in Miscellaneous Book 390, Page 479; a Declaration Plan so identified by Declaration dated Oct. 31, 1977, and recorded under recorder's receipt No. 76077; and code of regulations dated Oct. 31, 1977, and recorded under Recorder's Receipt No. 76077; and Code of Regulations dated Oct. 31, 1977, and recorded in Miscellaneous Book 390, Page 508, being and designated on said Declaration Plan as Unit No. 1610 and more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such declaration) of 1.38884 (repeating decimal) per centum, subject to reduction pursuant to said.

BEING known as: 1610 Valley Drive, West Chester, PA 19382

PROPERTY ID No.: 53-06-0392

TITLE to said premises is vested in Geraldine F. Elisio by Deed from Geraldine F. Elisio, who erroneously acquired the property as Geraldine P. Elisio dated 12/19/2007 recorded 01/03/2008 in Deed Book 7339 Page 1924.

PLAINTIFF: Saxon Mortgage Services Inc

VS

DEFENDANT: **GERALDINE F. ELISIO**

SALE ADDRESS: 1610 Valley Dr, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PAIGE MARIE BELLINO, 856-669-5400**

SALE NO. 12-10-705
Writ of Execution No. 10-00534
DEBT \$288,313.92

ALL THAT CERTAIN lot or piece of ground situate in Kennett Square Borough, Chester County, Pennsylvania, bounded and described according to a Plan prepared for Waterbury Associates, made by Regester Associates, Inc., dated October 2000 revised 12/18/2000 and

recorded in Chester County as Plan #15653 as follows to wit:

BEGINNING at a point on the title line in the bed of East Mulberry Street (45 feet wide unopened street), a corner of Lot 15 on said Plan, thence extending along said Lot and crossing the southerly side of said street, south 04 degrees 12 minutes 30 seconds east crossing a 10 feet wide sanitary sewer easement and crossing a 10 feet wide sanitary sewer right-of-way (to be relocated) the distance of 172.29 feet to a point in line of other lands of Westtown Schools, thence extending along same, south 85 degrees 47 minutes 30 seconds west 22.00 feet to a point a corner of Lot 13, thence extending along same, north 04 degrees 12 minutes 30 seconds west re-crossing said 10 feet wide sanitary sewer right-of-way (to be relocated) and recrossing said 10 feet wide sanitary sewer easement, 172.29 feet to a point on the title line in the bed of East Mulberry Street, thence extending along same, north 85 degrees 47 minutes 30 seconds east 22.00 feet to the first mentioned point and place of beginning.

BEING Lot 14 on said Plan.

BEING UPI #3-5-52.14

BEING known as: 312 Mulberry Street, Kennett Square, PA 19348

PLAINTIFF: The Bank of New York Mellon FKA

VS

DEFENDANT: **STRATO MORIELLO**

SALE ADDRESS: 312 Mulberry St, Kennett Square, PA 19348

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

SALE NO. 12-10-706
Writ of Execution No. 12-02238
DEBT \$321,660.26

ALL THAT CERTAIN lot or piece of ground,

SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of Main Street Village made by Momenec-King Associates, Consulting Engineers, Ardmore, Pennsylvania dated 09/06/1984 and last revised 11/15/1984 and recorded in Chester County in Plan File No. 5251, as follows to wit:

LOCATION of property: 58 Main Street, Wayne, PA 19087.

PIN Number: 43-4M-90

THE improvements thereon are: residential dwelling

SEIZED and taken in execution as the property of Robert Stinson A/K/A Robert O. Stinson, Jr. a/k/a Robert Stinson, Jr.

PLAINTIFF: DLJ Mortgage Capital Inc

VS

DEFENDANT: **ROBERT STINSON
AKA ROBERT O. STINSON AKA ROBERT
STINSON**

SALE ADDRESS: 58 Main St, Wayne,
PA 19087

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

SALE NO. 12-10-707

Writ of Execution No. 10-05716

DEBT \$257,160.84

ALL THAT CERTAIN unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, described and shown on Title Plan of Liongate, Bridgewater Court, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, PA, dated 6/07/1983 and recorded 6/15/1983 in Chester County as Plan No. 4416 and designated as Unit No. 2203.

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

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

BEING Tax ID #33-2-276

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

PLAINTIFF: US Bank National Association

VS

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

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

SALE NO. 12-10-708

Writ of Execution No. 12-04151

DEBT \$233,254.22

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Plum Tree Tract IV, made by Momenec-King Associates, Consulting Engineers, Ardmore, PA dated 11/9/1987 and last revised 5/4/1988 and recorded as Plan File No 8302-03, as follows, to wit

BEGINNING at an interior point said point being a corner of Lot No 102 as shown on said Plan, thence extending from said and 90 feet to a point thence extending south 86 degrees, 30 minutes east, 20 feet to a point, a corner of Lot No. 100, thence extending along said Lot No 100 south 03 degrees, 30 minutes west, 90 feet to a point, thence extending north 86 degrees 30 minutes west, 20 feet to the first mentioned point and place beginning.

UPI #51-8-150

BEING the same premises which Heather C Ronemus and David W Ronemus, by Special Warranty Deed dated July 12, 2006 and recorded July 27, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6908 Page 1753, granted and conveyed unto Erin P Taggart and Joshua Taggart, as tenants by the entirety.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **ERIN & JOSHUA
TAGGART**

SALE ADDRESS: 724 Shropshire Dr,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **KEVIN
PAUL DISKIN, 215-752-8111**

SALE NO. 12-10-709
Writ of Execution No. 12-03832
DEBT \$373,798.91

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, described in accordance with a plan or survey thereof made by MR. and J.B. Yerkes, C.E, Bryn Mawr, PA, dated 7/21/1952, revised 7/24/1952 as follows, to wit:

BEGINNING at a point in the center line of Waterloo Road (33 feet wide) which point is measured along the center line of Waterloo Road from its intersection with the center line of First Avenue (northernmost leg extending southwest from Waterloo Road) the two following courses and distances: (1) south 31 degrees 34 minutes east, 337.90 feet; (2) south 35 degrees 01 minute east, 224.70 feet; thence from the beginning point and extending along the center line of Waterloo Road, south 35 degrees 01 minute east, 83.80 feet to a point; thence leaving the center line of Waterloo Road and extending south 52 degrees 45 minutes west, 200.15 feet to a point; thence extending north 35 degrees 01 minute west, 83.81 feet to a point; thence extending north 52 degrees 45 minutes east, 200.15 feet to the point and place of beginning.

BEING the same premises which James V Heffernan and Virginia A Heffernan, husband and wife, by Deed dated April 17, 2002 and recorded May 2, 2002 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5271 Page 645, granted and conveyed unto Joseph E Kravitz and Margaret H Kravitz as tenants by entireties.

PARCEL No. 55-2L-231

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **JOSEPH & MARGARET KRAVITZ**

SALE ADDRESS: 124 Waterloo Ave, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 12-10-710
Writ of Execution No. 09-06155
DEBT \$105,959.27

ALL THAT CERTAIN messuage or tract of land upon which is located the east half of

a block of 2 brick houses known as 423 Maple Avenue, in the City of Coatesville, County of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the north curb line of Maple Avenue, 237.17 feet eastwardly from the point where the north curb line of maple Avenue intersects the east curb line of South Fourth Avenue; thence north 9 degrees 7 minutes west and passing through the center of the middle dividing partition wall between the premises herein conveyed from the premises immediately adjoining on the west 100 feet to the south side of a 15 feet wide alley; thence along the same north 8 degrees 53 minutes east 27 feet more or less to a point marking the intersection of the south side of said 15 feet wide alley with the west side of Meadow Alley; thence along said Meadow Alley south 5 degrees 29 minutes east 102 feet more or less to the north curb line of Maple Avenue; thence by the same south 80 degrees 53 minutes west 20.85 feet to the point and place of beginning.

PARCEL #16-6-640

PROPERTY address 423 Maple Avenue, Coatesville, Pa 19320

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **STERLING C DAVIS, JR**

SALE ADDRESS: 423 Maple Ave, Coatesville, PA 19320

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

SALE NO. 12-10-711
Writ of Execution No. 12-01702
DEBT \$928,559.91

ALL THAT CERTAIN tract of land with the buildings, and improvements thereon erected situate in the Township of East Pikeland, County of Chester, Pennsylvania, bounded and described partly in accordance with a survey dated September 8, 1950, and partly in accordance with the said survey as last revised April 30, 1960, made by Earl R. Ewing, K.S., as follows, to wit:

BEGINNING at an iron pipe in a public road and at a corner of lands of Zions Lutheran Church; thence along said road and church land south 76 degrees 00 minutes east 715.26' to an iron pipe; thence south 46 degrees 50 minutes east 190.74 feet to a point in the bed of Schuylkill Road (crossing an iron pipe 33.04 feet in a northwesterly direction from the point in said Schuylkill Road) a corner of land now or late of Jerome Springer; thence through the bed of Schuylkill Road and

along land of Springer (crossing the concrete of said Schuylkill Road) south 9 degrees 10 minutes east 751.61 feet to a point; thence along lands now or late of Nicholas Rosolowicz recrossing the concrete of the aforesaid Schuylkill Road north 82 degrees 09 minutes west (crossing an iron pipe 51.99 feet distant and at the side of the aforesaid Schuylkill Road) the distance of 1442.77 feet to a point; thence north 47 degrees 10 minutes east 127.22 feet to an iron pin; thence north 47 degrees 50 minutes west 216.50 feet to a point in the bed of Township Line Road, thence through the bed of said road north 42 degrees 10 minutes east 821.43 feet to the first mentioned point and place of beginning.

CONTAINING 24.164 acres, more or less.

EXCEPTING and reserving therefrom the following described tracts of land in East Pikeland Township about to be conveyed to Manufacturers Equity Corp.

TRACT NO. 1: Beginning at an iron pin in the westerly side of Schuylkill Road (60' wide) at a corner of lands now or late of Nicholas Rosolowicz; thence along the same north 82 degrees 09 minutes west 200.00 feet following a tree line to an iron pin, a corner of remaining lands of the grantor; thence along the same the two following courses and distances; north 7 degrees 06 minute west 248.40 feet to an iron pin and north 82 degrees 54 minutes east 193.23 feet to an iron pin in the westerly side of Schuylkill Road; thence along the side of the road south 7 degrees 06 minutes east 200.00 feet to the place of beginning.

CONTAINING 1.216 acres of land be the same more or less.

TRACT NO. 2: Beginning at an iron pin in the westerly side of Schuylkill Road (60' wide) at a corner of lands now or late of Nicholas Rosolowicz, being the southeasterly corner of the above described Tract #1; thence along Tract #1 and the westerly side of Schuylkill Road north 7 degrees 06 minutes west 300.00 feet to an iron pin at the northeasterly corner of Tract #1; thence north 82 degrees 54 minutes east 45.85 feet to a point within the right of way lines of Schuylkill Road; thence south 9 degrees 10 minutes east 315.49 feet to a point, still within said right of way lines, thence north 82 degrees 09 minutes west 59.24 feet to the place of beginning.

CONTAINING 0.363 acres of land be the same more or less.

NOTE: Tract No. 2 lies entirely within the right of way lines of Schuylkill Road and the purposed of Tract #2 in this Deed is to not leave a proper of road bed along in the title of grantor.

BEING the same property conveyed to Bonnie Brae Center, Inc. by virtue of a Deed from Richard J. Moyer and Evelyn M. Moyer, dated July 27, 2005, and recorded August 2, 2005, in the Office of the Recorder of Deeds for the County of Chester, in Book 6569, at Page 197.

IMPROVEMENTS consisting of a commercial warehouse and two (2) residential dwellings.

PLAINTIFF: Phoenixville Federal Bank & Trust
VS

DEFENDANT: **BONNIE BRAE CENTER INC**

SALE ADDRESS: 2 Bonnie Brae Rd,
Spring City, PA 19475

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, 215-972-7900**

SALE NO. 12-10-712

Writ of Execution No. 12-01960

DEBT \$159,334.53

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon erected, situate in the Township of North Coventry County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision of lands of Robert and Ruth Douglass made by John Smirge, Jr., Profession Engineer dated 7/30/1980 and recorded in Plan File #3187 as follows, to wit:

BEGINNING at a point on the northeasterly side of Saint Peters Road a corner of Lot #5; thence extending from said beginning along said northeasterly side of Saint Peters Road, north 66 degrees 32 minutes 45 seconds west, 210 feet to a point a corner of Lot #3; thence extending along same north 23 degrees 27 minutes 15 seconds east, 585.23 feet to a point in line of Lot #8; thence extending along same south 74 degrees 56 minutes 24 seconds east 160.52 feet to a point a corner of lands now or formerly of Marjorie Wendell; thence extending along same south 09 degrees 21 minutes 40 seconds east 94.47 feet to a point, a corner of Lot #5; thence extending along same south 23 degrees 27 minutes 15 seconds west 527.27 feet to the first mentioned point and place of beginning.

CONTAINING 2.83 acres more or less
BEING Lot No. 4 on said Plan.

BEING the same premises which Robert C. Kantner, Jr. by Deed dated 5/13/2005 and recorded 5/18/2005 at Book Number 6494, Page 2085 conveyed unto Bondi Holdings, Inc.

PARCEL No. 17-02-0114.060

PLAINTIFF: First Cornerstone Bank

VS

DEFENDANT: **BONDI HOLDINGS**

INC

SALE ADDRESS: Lot #4 St. Peters Rd, North Coventry Twp,

PLAINTIFF ATTORNEY: **PHILLIP DAVID BERGER, 610-668-0774**

SALE NO. 12-10-713**Writ of Execution No. 09-11136****DEBT \$139,248.94**

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester, and State of Pennsylvania, on which is located a brick dwelling house designated as No. 316 Walnut Street, bounded and described as follows:

BEGINNING at a point on the south curb line of Walnut Street, where the east curb line of Fulton Street intersects the same; thence along the south curb line of Walnut Street north eighty degrees and forty-five minutes east (north 80 degrees 45 minutes east) twelve and thirty-two one-hundredths (12.32) feet to a corner of land of John B. Denithorne; thence by the same and passing through the center of the dividing partition between the house herein conveyed and that adjoining on the east, south nine degrees and fifteen minutes east (south 9 degrees 15 minutes east) one hundred nine and forty-nine one-hundredths (109.49) feet to the north line if alley four (4) feet wide; thence by the same north eighty-nine degrees and forty-eight minutes west (north 89 degrees 48 minutes west) twenty-nine and seven-tenths (29.7) feet to a point in the east curb line of Fulton Street; thence along the east curb line of Fulton Street, approximately one hundred six (106) feet to the place of beginning.

CONTAINING two thousand two hundred sixty-three and seventy-two one-hundredths (2,263.72) square feet of land, be the same more or less.

TAX Parcel #16-5-327

PROPERTY address: 318 Walnut Street, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **HARRY COLON**

SALE ADDRESS: 318 Walnut Street, Coatesville, PA 19320

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

SALE NO. 12-10-715**Writ of Execution No. 12-00522****DEBT \$186,630.99**

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

BEING known as 614 North Sandy Hill Road, Coatesville, PA 19320

PARCEL number: 28-2-84.3

IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA National Association, as Indenture Trustee for the Noteholders of Renaissance Home Equity Loan Trust 2006-4

VS

DEFENDANT: **CAROL A. BUCKEL and ROBERT R. GROVES**

SALE ADDRESS: 614 North Sandy Hill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PAIGE MARIE BELLINO, 856-669-5400**

SALE NO. 12-10-717**Writ of Execution No. 12-02928****DEBT \$675,449.96**

BY virtue of a Writ of Execution No. 12-02928

OWNER(S) of property situate in the Township of New Garden, Chester County, Pennsylvania, being 100 Cezanne Court, Landenberg, PA 19350-1386

UPI No. 60-5-15.30

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$675,449.96

PLAINTIFF: First Horizon Home Loans

VS

DEFENDANT: **JEWELL HATTON**

SALE ADDRESS: 100 Cezanne Court, Landenberg, PA 19350

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

SALE NO. 12-10-718**Writ of Execution No. 10-11461****DEBT \$34,534.23**

BY virtue of a Writ of Execution No. 2010-11461-RC

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 120 South 5th Avenue, Coatesville, PA

19320-3652

UPI No. 16-06-0899

dwelling

IMPROVEMENTS thereon: residential

JUDGMENT amount: \$34,534.23

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAMES SR. &****WENDY A. LOPP**SALE ADDRESS: 120 S 5th Ave,
Coatesville, PA 19320PLAINTIFF ATTORNEY: **DANIEL
GEORGE SCHMIEG, 215-563-7000****SALE NO. 12-10-719****Writ of Execution No. 11-14131****DEBT \$235,145.32**BY virtue of a Writ of Execution No.
11-14131OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania,
being 2281 Miller Avenue a/k/a, 2281 Miller
Street, Coatesville, PA 19320-2363

UPI No. 39-4J-6

dwelling

JUDGMENT amount: \$235,145.52

PLAINTIFF: JPMorgan Chase Bank

NA

VS

DEFENDANT: **RAYMOND APPLE-
GATE**SALE ADDRESS: 2281 Miller
Avenue, Coatesville, PA 19320PLAINTIFF ATTORNEY: **MELISSA
JUSTINE CANTWELL, 215-563-7000****SALE NO. 12-10-720****Writ of Execution No. 10-15084****DEBT \$313,170.30**BY virtue of a Writ of Execution No.
2010-15084-RCOWNER(S) of property situate in the
Township of Uwchlan, Chester County,
Pennsylvania, being 357 Devon Drive, Exton, PA
19341-1748

UPI No 33-5J-303

dwelling

IMPROVEMENTS thereon: residential

JUDGMENT amount: \$313,170.30

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ROBERT & LISA****KENT**SALE ADDRESS: 357 Devon Drive,
Exton, PA 19341PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-563-7000****SALE NO. 12-10-721****Writ of Execution No. 11-03363****DEBT \$116,135.87**ALL THAT CERTAIN lot of land situ-
ate in Phoenixville Boro, Chester County,
Pennsylvania:BEING known as 445 St. Marys Street,
Phoenixville, PA 19460

PARCEL number: 15-05-0214-010

IMPROVEMENTS: residential proper-
tyPLAINTIFF: PNC Bank National
Association

VS

DEFENDANT: **JOHN P. JOWDER**SALE ADDRESS: 445 St Marys St,
Phoenixville, PA 19460PLAINTIFF ATTORNEY: **ALAN M.
MINATO, 856-482-6900****SALE NO. 12-10-722****Writ of Execution No. 12-01141****DEBT \$365,049.61**

UNIT 1:

ALL THAT CERTAIN unit in the prop-
erty known, named and identified as Frederick's
Place located in the Borough of Phoenixville,
Chester County, PA, which has heretofore been
submitted to the provisions of the Uniform
Condominium Act, 68 PA. C. S. 3101 et seq. by the
recording in the Recorder of Deeds Office of a
Declaration dated 12/17/86 and recorded 12/24/86
in D.B. 569 page 21 being designated as Unit No.
1, together with a proportionate undivided interest
in the Common Elements (as defined in such
Declaration) of 0.125%.ALSO the "Limited Common Area" is
the designated parking area as set forth in
Declaration, said area is shown on Exhibit A No.
1A.AND the "Limited Common Area" is
the designated parking area as set forth in
Declaration said area is shown on Exhibit A No.
1B.TO the extent not otherwise provided
herein, the unit boundaries are determined by law
to include 68 Pa. C. S. A. Section 3202.

BEING Parcel No. 15-8-200

COMMONLY known as 171

Pennsylvania Avenue, Phoenixville Borough, Chester County, PA.

UNIT 2:

ALL THAT CERTAIN unit in the property known, named and identified as Frederick's Place located in the Borough of Phoenixville, Chester County, PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA, C. S. 3101 et seq. by the recording in the Recorder of Deeds Office of a Declaration dated 12/17/86 and recorded 12/24/86 in D. B. 569 Page 21 being and designated as Unit No. 2, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.125%.

ALSO the "Limited Common Area" is the designated parking area as set forth in Declaration, said area is shown on Exhibit A No. 2A.

AND the "Limited Common Area" is the designated parking area as set forth in Declaration said area is shown on Exhibit A No. 2B.

TO the extent not otherwise provided herein, the unit boundaries are determined by law to include 68 Pa. C. S. A. Section 3202.

BEING Parcel No. 15-8-201

COMMONLY known as 169 Pennsylvania Avenue, Phoenixville Borough, Chester County, PA.

UNIT 6:

ALL THAT CERTAIN unit in the property known, named and identified as Frederick's Place located in the Borough of Phoenixville, Chester County, PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA, C. S. 3101 et seq. by the recording in the Recorder of Deeds Office of a Declaration dated 12/17/86 and recorded 12/24/86 in D. B. 569 Page 21 being and designated as Unit No. 1, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.125%.

ALSO the "Limited Common Area" is the designated parking area as set forth in Declaration, said area is shown on Exhibit A No. 6A.

AND the "Limited Common Area" is the designated parking area as set forth in Declaration said area is shown on Exhibit A No. 6B.

TO the extent not otherwise provided herein, the unit boundaries are determined by law to include 68 Pa. C. S. A. Section 3202.

BEING Parcel No. 15-8-205

COMMONLY known as 157

Pennsylvania Avenue, Phoenixville Borough, Chester County, PA.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: FRANCIS J. D/B/A P & P PARTNERS PULEO

SALE ADDRESS: 169 Pennsylvania Avenue, Phoenixville, PA 19460, 157 Pennsylvania Avenue, Phoenixville, PA 19460, 171 Pennsylvania Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: STEVEN J. WHITE, 215-564-8000

SALE NO. 12-10-723

Writ of Execution No. 12-01124

DEBT \$396,794.32

PREMISES A:

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in East Vincent Township, Chester County, Pennsylvania, bounded and described according to the survey made 12/6/1978 by Charles E. Kehs, Registered Surveyor.

CONTAINING 39.0588 acres of land, more or less,

BEING parcel no. 21-5-87

ASSESSED as 1228 W. Bridge Street, Spring City, PA

PREMISES B:

ALL THAT CERTAIN tract of land situate in East Vincent Township, Chester County, Pennsylvania, bounded and described according to a survey made 12/6/1978 by Charles E. Kehs, Registered Surveyor.

CONTAINING 10.4294 acres of land, more or less,

BEING Parcel No. 21-5-87.1

ASSESSED as 1238 W. Bridge Street, Spring City, PA

EXCEPTING therefrom and thereabout the four following lots:

LOT A: ALL THAT CERTAIN lot or tract of land situate in East Vincent Township, Chester County, PA, and described according to a Subdivision Plan prepared by Charles E. Kehs, Registered Surveyor for Genesco Construction Company, dated 3/3/1980 and revised 2/10/1981 and recorded in the Recorder of Deeds Office of Chester County in File No. ____.

LOT B: ALL THAT CERTAIN lot or tract of land situate in East Vincent Township, Chester County, PA, and described according to a Subdivision Plan prepared by Charles E. Kehs, Registered Surveyor, for Genesco Construction,

dated 3/3/1980 and revised 2/10/1981 and recorded in the Recorder of Deeds Office of Chester County in File No. 3653.

LOT C: ALL THAT CERTAIN lot or tract of land, situate in East Vincent Township, Chester County, PA, containing 2.0039 acres more or less, bounded and described according to a Subdivision Plan prepared by Charles E. Kehs, Registered Surveyor for Genesco Construction Company, dated 3/3/1980 and revised 2/10/1981 and recorded in the Recorder of Deeds Office of Chester County as Plan No. 3653.

LOT D: ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, Chester County, PA, bounded and described according to a Subdivision Plan for Genesco Construction Co., by Charles E. Kehs, Phoenixville, PA dated 3/3/1980, last revised 2/10/1981.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: **FRANCIS (D/B/A) J.**

PULEO

SALE ADDRESS: 1228 West Bridge St, Spring City, PA 19475, 1238 West Bridge St., Spring City, PA 19475

PLAINTIFF ATTORNEY: **STEVEN J. WHITE, 215-564-8000**

SALE NO. 12-10-724

Writ of Execution No. 12-03481

DEBT \$365,910.94

BY virtue of a Writ of Execution No. 12-03481

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 833 Joeck Circle, Stoney Ridge, West Chester, PA 19382-4606

UPI No. 52-5M-125

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$365,910.94

PLAINTIFF: The Bank of New York Mellon (F/K/A) FKA The Bank of New York (S/I/I) DBA JP Morgan Chase Bank NA (Trustee) DBA Structured Asset Mortgage Investments II Inc

VS

DEFENDANT: **WILLIAM & FRANCES McCULLOUGH**

SALE ADDRESS: 833 Joeck Circle, Stoney Ridge, West Chester, PA 19382

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

SALE NO. 12-10-725

Writ of Execution No. 10-05664

DEBT \$512,323.68

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in New Garden Township, County of Chester and State of Pennsylvania, being known as Lot No. 923, Section F, Final Subdivision Plan of Hartefeld, Sections F, H, I & J made by Hillcrest Associates, Inc., dated July 6, 1999 last revised February 2, 2001 and recorded as Plan File #15667 as follows, to wit:

EXCEPTING thereout and therefrom (if any) the premises as more fully described in the following deed: none

TITLE to said premises is vested in Ronald C. Hux and Rebecca N. Hux, by Deed from Gregory Vas Nunes and Dana B. Vas Nunes, dated 06/10/2005, recorded 06/29/2005 in Book 6533, Page 768.

UPI #60-4-446

BEING known as the premises of 106 Hoylake Court, Avondale, PA 19311-9638

RESIDENTIAL property

SEIZED in execution as the property of Ronald C. Hux and Rebecca N. Hux on No.: 2010-05664-CO

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **RONALD & REBECCA HUX**

SALE ADDRESS: 106 Hoylake Ct, Avondale, PA 19311

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

SALE NO. 12-10-726

Writ of Execution No. 11-13562

DEBT \$207,926.41

BY virtue of a Writ of Execution No. 2011-13562

OWNER(S) of property situate in the Township of East Vincent, Chester County, Pennsylvania, being 25 Hill Church Road, Spring City, PA 19475-1505

UPI No. 21-5-42.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$207,926.41

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

Servicing, LP

VS

DEFENDANT: **PAMELA L. WIER-**

MAN

SALE ADDRESS: 25 Hill Church
Road, Spring City, PA 19475

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

SALE NO. 12-10-727

Writ of Execution No. 12-01355

DEBT \$233,252.30

BY virtue of a Writ of Execution No.
12-01355

OWNER(S) of property situate in the
Township of West Brandywine, Chester County,
Pennsylvania, being 24 Glenview Drive,
Glenmoore, PA 19343-1202

UPI No. 29-24-0187.200

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$233,252.30

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ISRAEL &
MARISOL VAZQUEZ**

SALE ADDRESS: 24 Glenview Dr,
Glenmoore, PA 19343

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

SALE NO. 12-10-728

Writ of Execution No. 12-02647

DEBT \$104,557.29

BY virtue of a Writ of Execution No.
12-02647

OWNER(S) of property situate in the
City of Coatesville, Chester County, Pennsylvania,
being 94 Virginia Avenue, Coatesville, PA 19320-
3617

UPI No. 16-6-744

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$104,557.29

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **DERRICK L.
BUTCHER, SR.**

SALE ADDRESS: 94 Virginia Ave,
Coatesville, PA 19320

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

SALE NO. 12-10-729

Writ of Execution No. 11-05233

DEBT \$336,828.11

ALL THAT CERTAIN lot or piece of
ground situate in East Fallowfield Township,
Chester County, Pennsylvania, bounded and
described according to a subdivision plan for
Branford Village made by Brandywine Valley
Engineers, dated 7-19-1999 last revised 12-20-
2000 and recorded in Chester County as Plan No.
9015651 as follows to wit:

BEGINNING at a point on the souther-
ly side of Arden Land, a corner of Lot No. 144 on
said Plan, thence extending along said side of
Arden Lane north 82 degrees 56 minutes 01 sec-
onds east 75.00 feet to a point and corner of Lot
No. 146; thence extending along said side of Lot
No. 146 south 07 degrees 03 minutes, 59 seconds
135.00 feet to a point and corner of lands of open-
space as shown on said Plan, thence extending
along said side of lands of open space south 82
degrees 56 minutes, 01 seconds west 75.00 feet to
a point and corner of Lot No. 144, thence extend-
ing along said side of Lot No. 12 north 07 degrees
03 minutes, 59 seconds west 135.00 feet to the first
mentioned point and place of beginning.

CONTAINING 10,125.00 square feet
more or less.

BEING Lot Number 145 on said Plan.

COMMONLY known as: 92 Arden
Lane, Coatesville, PA 19320

BEING the same property conveyed to
William H. Wright and Deborah N. Wright, hus-
band and wife, by Deed dated August 6, 2002,
from Branford Development Corporation, of
Record in Book 5378, Page 2373, Office of the
Chester Court Clerk.

TAX parcel no. 47-4-320

PLAINTIFF: U.S. Bank National
Association

VS

DEFENDANT: **WILLIAM & DEBO-
RAH WRIGHT**

SALE ADDRESS: 92 Arden Lane,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KRISTEN
D. LITTLE, 215-653-7450**

SALE NO. 12-10-733
Writ of Execution No. 12-01093
DEBT \$345,444.56

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Barton's Meadows, made by C. L. Frantz & Assoc., Inc., Surveyors, Wyomissing, Pa., dated January 22, 1987, revised October 13, 1988, recorded January 25, 1988 in Plan File #8776-8783, as follows, to wit:

BEGINNING at a point on the easterly side of Barton Drive, said point also being a corner of Lot No. 29, thence extending from said beginning point and along the easterly side of Barton Drive, the two following courses and distances, viz: (1) north 46 degrees 41 minutes 25 seconds west, 50.00 feet to a point of curve; and (2) on the arc of a curve, curving to the left, having a radius of 375.00 feet, the arc distance of 119.00 feet to a point, a corner of Lot No. 27; thence extending along the same, north 23 degrees 35 minutes 18 seconds east, 314.74 feet to a point; thence extending south 45 degrees 27 minutes 48 seconds east, 268.68 feet to a point, a corner of Lot No. 29; thence extending along the same, south 42 degrees 09 minutes 30 seconds west, 271.57 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 28 as shown on said plan

BEING tax parcel no. 21-4-133

BEING the same premises which John S. Kijewski and Linda E. Kijewski granted and conveyed unto Neil John Pufko by Deed dated June 16, 2005 and recorded with the Chester County Recorder of Deeds on June 28, 2005 in Deed Book 6532 Page 1.

BEING known as 157 Barton Drive, Spring City, PA 19475.

PLAINTIFF: Phoenixville Federal Bank & Trust

VS

DEFENDANT: NEIL JOHN PUFKO

SALE ADDRESS: 157 Barton Drive, Spring City, PA 19475

PLAINTIFF ATTORNEY: JOEL S. TODD, 484-318-7582

SALE NO. 12-10-734
Writ of Execution No. 10-01094
DEBT \$206,857.45

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of Land for J. Richard Tomaski, made by Berger and Hayes, Inc. Thorndale, Pennsylvania, dated July 24, 1989 and last revised October 12, 1989 as follows, to wit:

BEGINNING at a point on the northerly side of Walnut Street (T-431), said point being a corner of land of Mary Proffitt and John Tomaski; thence extending from said beginning point along Walnut Street the (2) courses and distances; (1) south 80 degrees, 20 minutes west, 94.24 feet to a point of curve and (2) on the arc of a circle curving to the right, having a radius of 10.00 feet, the arc distance of 41.71 feet to a point on the easterly side of an unnamed Street; thence along the same north 15 degrees, 23 seconds west, 97.09 feet to a point a corner of Lot #4 thence along the same north 80 degrees, 20 minutes east, 138.95 feet to a point in line of the aforesaid lands; thence along the same south 03 degrees, 10 minutes, 48 seconds west, 108.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

TAX parcel #: 38-02P-0023.070

BEING known as: 1 Edin Lane, Coatesville, PA 19320

PLAINTIFF: BAC Home Loans Servicing LP BAC Home Loans (FKA) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: FREDERICK (III) & CHRISTEEN HOVINGTON

SALE ADDRESS: 1 Edin Ln, Coatesville, PA 19320

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

SALE NO. 12-10-735
Writ of Execution No. 11-12834
DEBT \$430,711.23

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Winding River made for Winding River

Corporation by Bursich Associates, Inc., dated May 21, 1985 and last revised August 4, 1986 and recorded as Plan File #6496-6504.

BEING known and designated as Parcel ID 15-3A-50 in the Deed Registry's Office of Chester County.

TAX parcel #:15-3A-50

BEING known as: 116 Valley View Circle, Phoenixville, PA 19460

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

VS

DEFENDANT: **RONALD & SUZANNE PETERSON**

SALE ADDRESS: 116 Valley View Circle, Phoenixville, PA 19460

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

SALE NO. 12-10-736

Writ of Execution No. 10-09659

DEBT \$308,727.71

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

UNIT number: Lot 176 in Branford Village, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888 Page 85 (referencing Subdivision Plan 9015651).

TAX Parcel #: 47-04-0351

BEING known as: 144 Milbury Road, Coatesville, PA 19320

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **LORA JOHNSON**

SALE ADDRESS: 144 Milbury Rd, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KRISTINA G. MURTHA, 866-413-2311**

SALE NO. 12-10-737

Writ of Execution No. 12-04245

DEBT \$143,108.85

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

SITUATE in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, and designated and shown on Title Plan of Liongate Street Johnsbury Court, made by Henry S. Conrey, Inc, Division of Chester Valley Engineers, Paoli, PA. Dated 1/17/1983 and recorded 1/24/1983 at West Chester in the Office for the Recording of Deeds, in and for the County of Chester in Plan File No. 4260 and designated as Unit No. 1802.

UNDER and subject to Declaration of Covenants and Easements of Liongate as set forth in Deed recorded 1/21/1981 in Misc. Deed Book 504, Page 445, Amendment to Declaration of Covenants and Easements as set forth in Deed recorded 5/12/1982 in Misc. Deed Book 515 Page 315

TOGETHER with the free and common use, use, rights, liberty and privilege of all walkways, pavements, parking area, playground areas and streets or avenues as shown on Plan of Liongate, dated 1/17/1983 and recorded 1/24/1983 in Plan File #4260 as a means of ingress, egress and regress from the property herein described to the said playground, parking areas, streets or avenues in common with or other owners tenants and occupiers of the other Lots or Tracts of ground in said Plan of Liongate.

UPI #33-2-259

BEING the same premises which Joan Marie K. Szitka, by Deed dated October 21, 2005 and recorded November 3, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6672 Page 813, granted and conveyed unto Joan Marie K. Szitka and Mark Szitka, wife and husband.

PLAINTIFF: HSBC Bank USA

VS

DEFENDANT: **ANNE P. SZITA**

SALE ADDRESS: 1802 Saint Johnsbury Court, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 12-10-738
Writ of Execution No. 10-01032
DEBT \$160,503.37

ALL THAT CERTAIN lot or piece of ground, situate in West Pikeland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision of Sycamore Farms, made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pennsylvania, dated September 8, 1980, and last revised May 3, 1983, filed as Plan #4469, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 26, and the herein described Lot, said point being located the three (3) following courses and distances: (1) starting at a point on westerly side of Newcomen Road, 33 feet wide. And proposed to be extended to 50 feet wide, said point being located on the proposed right-of-way line of Newcomen Road and being a corner of land now or late of Julius B. Rauch, II, and Stephen E. Cushman, thence along the westerly proposed right-of-way line, south 38 degrees 42 minutes 30 seconds west, 308.35 feet; (2) thence on an arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point on the northerly side of Sycamore Lane; (3) thence along Sycamore Lane, north 51 degrees 17 minutes 30 seconds west, 120.42 feet to the place of beginning; thence continuing along Sycamore Lane, north 51 degrees 17 minutes 30 seconds west, 135.00 feet to a point, a corner of Lot No. 24; thence leaving Sycamore Lane and along Lot No. 24, north 38 degrees 42 minutes 30 seconds east, 333.35 feet to a point in line of lands, now or late of Julius B. Rauch, II, and Stephen E. Cushman; thence along said lands south 51 degrees 17 minutes 30 seconds east, 135.00 feet to a point, a corner of Lot No. 26; thence along Lot No. 26, south 38 degrees 42 minutes 30 seconds west, 333.35 feet to the point and place of beginning.

BEING known as: 25 Sycamore Lane (West Pikeland Township) Chester Springs, PA 19425

PROPERTY ID No.: 34-06-0008.01E

TITLE to said premises is vested in 25 Sycamore Lance Trust by Deed from Teri Fairbanks dated 06/18/09 recorded 06/18/09 in Deed Book 7698 Page 859.

PLAINTIFF: Raymond James Bank
 FSB

VS

DEFENDANT: **TERI FAIRBANKS**
(ADMINISTRATRIX)

SALE ADDRESS: 25 Sycamore lane,

Chester Springs, PA 19425

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

SALE NO. 12-10-740
Writ of Execution No. 12-01360
DEBT \$191,667.36

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances, thereon, situate on the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Sadsbury Farms" made by Edgar Laub, Registered Surveyor, Cochranville, PA dated February 5, 1979 recorded March 29, 1974 in Plan Book 56 Page 11, as follows, to wit;

BEGINNING at a point on the northeasterly side of Andrew Drive (fifty feet wide) which point is measured the 2 following courses and distances from a point of curve on the northwesterly side of Frederick Road (fifty feet wide) (as shown on said Plan), (1) extending from said point of curve on a line curving to the right having a radius of sixty feet the arc distance of one hundred five and six one-hundredths feet to a point of tangent, and (2) north thirty two degrees, forty two minutes, thirty seconds west, two hundred twenty two and eight one-hundredths feet to the point and place of beginning; thence extending from said beginning point along the northeasterly side of Andrew Drive north thirty two degrees, forty two minutes, thirty seconds west, one hundred twenty-three feet to a point; thence extending north fifty one degrees, fourteen minutes, forty seconds east, two hundred forty four and fifty three one-hundredths feet to a point in line of land now or late of Joseph Sokso; thence extending along the same south thirty two degrees, eight minutes, thirty seconds east, one hundred thirty five feet to a point; thence extending south fifty seconds east, one hundred thirty five feet to a point; thence extending south fifty three degrees, thirty three minutes, forty seconds west, two hundred forty two and thirty four one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #7 as shown on said Plan.

TITLE to said premises is vested in Joseph Matonti, IV, by Deed from William Murray and Beverly Murray, dated 04/18/2008, recorded 04/21/2008 in Book 7415, Page 249.

UPI #37-02-29.8

BEING known as the premises of 17 Andrew Drive, Coatesville, PA 19320-1601

RESIDENTIAL property

SEIZED in execution as the property of

Joseph M. Matonti, IV on No.: 12-01360
 PLAINTIFF: Wells Fargo Bank NA
 VS
 DEFENDANT: **JOSEPH M. MATONTI**
 SALE ADDRESS: 17 Andrew Drive,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **ROBERT W. CUSICK, 215-563-7000**

SALE NO. 12-10-741
Writ of Execution No. 12—06715
DEBT \$1,252,662.34

ALL THAT CERTAIN tract of ground with buildings and improvements thereon erected situate in the Township of Honeybrook and the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania and described to a Land Development Plan of Elderly Housing @ Honey Brook Elementary School made by Reagis, 900 West Valley Road, Suite 204, Wayne, PA, dated 8/11/1997 and last revised 10/3/1997, as follows, to wit:

BEGINNING at a point on the title line in the bed of Main Street (U.S. Route #322), said point being a corner of lands now or late of Leonard Giunta; thence from said beginning point and along said Main Street, south 40 degrees 02 minutes 00 seconds east 354.59 feet to a point; thence leaving said Main Street and extending along lands formerly of Honeybrook School District, the 2 following courses and distances (1) south 45 degrees 45 minutes 00 seconds west 262.00 feet to a point (2) south 39 degrees 30 minutes 00 seconds east 71.70 feet to a point in line of lands now or late of Robert H. Hodge and Elizabeth W. Hodge, husband and wife; thence along the same south 50 degrees 36 minutes 00 seconds west 471.90 feet to a monument in line of lands now or late of John Orr and Theresa A. Orr, husband and wife; thence along the same and along lands of various other owners, north 28 degrees 00 minutes 00 seconds west 703.65 feet to a monument a corner of lands now or late of William B. Cochran and Betty M. Cochran, husband and wife; thence along the same and along lands of various other owners, north 58 degrees 28 minutes 00 seconds east 357.75 feet to a monument a corner of said lands of Leonard Giunta; thence along the same the 2 following courses and distances (1) south 40 degrees 07 minutes 00 seconds east 200.40 feet to a monument (2) north 48 degrees 38 minutes 00 seconds east 233.08 feet to the first mentioned point and place of beginning.

AND also all that certain lot or piece of

ground situate in the Township of Honeybrook, County of Chester, Commonwealth of Pennsylvania described as follows:

BEGINNING at an iron pipe in middle of Harrisburg Turnpike and in line of Honeybrook Borough; thence along middle of said Pike south 41 1/2 degrees east 94.5 feet to an iron pin a corner of James Robinson's land; thence by same south 49 1/2 degrees west 262 feet to a stake; thence by other lands of Hugh W. McDowell north 41 1/2 degrees west 71.7 feet to a stake and north 44 1/2 degrees east 262 feet to place of beginning.

BEING UPI Nos. 12-4-60 and 22-7-72
 BEING the same premises which Housing Authority of the County of Chester, Straw Party, dated 4/30/1998 and recorded 4/30/1998 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4341 Page 1798, granted and conveyed unto Honey Brook Senior Associates, L.P., in fee.

BEING the same premises which Housing Authority of the County of Chester, Straw Party, by Deed of Correction dated 5/6/1998 and recorded 5/14/1998 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 4349 Page 221, granted and conveyed unto Honey Brook Senior Associates, L.P., in fee.

IMPROVEMENTS: 33 apartment units, together with the fixtures and appurtenances thereon, utilized as senior citizen housing units.

PLAINTIFF: First Niagara Bank NA
 VS
 DEFENDANT: **HONEY BROOK SENIOR ASSOCIATES LP**

SALE ADDRESS: 3920-40 Horseshoe Pike, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **FRED W. HOENSCH, 215-751-2565**

SALE NO. 12-10-742
Writ of Execution No. 12-01187
DEBT \$305,801.44

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, described according to a Overall Subdivision for Oakcrest, made by Vollmer Associates, LLP, dated 7-30-2004 last revised 12-16-2004 and recorded as Plan File No. 17294, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Proctor Lane a corner of Lot 67 on said Plan, thence extending along said Lot, south 02 degrees 00 minutes 41 seconds west 125.00 feet to

a point in line of Open Space D, thence extending along same, north 87 degrees 59 minutes 19 seconds west 80.00 feet to a point a corner of Lot 65, thence extending along said Lot, north 02 degrees 00 minutes 41 seconds east 125.00 feet to a point on the southerly side of Proctor Lane, thence extending along same, south 87 degrees 59 minutes 19 seconds east 80.00 feet to the first mentioned point and place of beginning.

BEING Lot 66 on said Plan.

BEING No. 631 Proctor Lane.

UPI #38-2-503

TITLE to said premises is vested in Donald Jay Hampton and Crystal Lynette Hampton, h/w, by Deed from Dhlp-Oakcrest, L.P., a Pennsylvania limited partnership, dated 12/19/2006, recorded 01/03/2007 in Book 7048, Page 75.

BEING known as the premises of 631 Proctor Lane, Coatesville, PA 19320-5836

RESIDENTIAL property

SEIZED in execution as the property of Donald Jay Hampton and Crystal L. Hampton on No.: 12-01187

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DONALD & CRYSTAL HAMPTON aka CRYSTAL LYNETTE HAMPTON**

SALE ADDRESS: 631 Proctor Ln, Coatesville, PA 19320

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

SALE NO. 12-10-743

Writ of Execution No. 10-06903

DEBT \$334,628.55

BY virtue of a Writ of Execution No. 10-06903

OWNER(S) of property situate in the Chester County, Pennsylvania, being 308 West 8th Avenue, Parkesburg, PA 19365-1358

UPI No. 08-05-0433

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$334,628.55

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **BRYAN & ADRIENNE TUMOLO**

SALE ADDRESS: 308 W. 8th Ave, Parkesburg, PA 19365

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

SALE NO. 12-10-744

Writ of Execution No. 12-04169

DEBT \$53,424.45

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania consisting of Lot Number 4 on a Plan of Lots prepared for Michael, Ann and John Illes and dated 1/23/1974.

BEGINNING at a point in the north curb line of Charles Street and the southwest corner of a right way of Octorora Water Company, thence extending along the north curb line of Charles Street south 71 degrees 13 minutes west 60 feet to a point; thence leaving said curb line north 18 degrees 47 minutes west 141.03 feet to a point in the dividing line of the City of Coatesville and Valley Township (also being the southerly right of way line for the Penn Central Railroad); thence along said dividing line north 71 degrees 17 minutes east 60 feet to a point, also being the northwest corner of a right of way of the Octorora Water Company, thence leaving the said dividing line and extending along the right of way of the Octorora Water Company south 18 degrees 47 minutes east 140.44 feet to a point in the north curb line of Charles Street and being the point and place of beginning.

BEING parcel no. 16-8-1.4

BEING the same property indentured from John S. Przychodizen III and Lisa A. Przychodizen, dated 3/29/02 recorded on 4/3/02 as Record Book 5244 Page 727. And the said, Bertha Hunt has since married and is now known as Bertha Hamilton.

PLAINTIFF: Partners for Payment Relief DE, III, LLC

VS

DEFENDANT: **BERTHA HAMILTON**

SALE ADDRESS: 801 Charles Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STEPHEN M. HLADIK, 215-855-9521**

SALE NO. 12-10-745

Writ of Execution No. 10-05839

DEBT \$303,709.39

BY virtue of a Writ of Execution No. 10-05839

OWNER(S) of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 95 Octorora Road, Parkesburg, PA 19365-9175

UPI No. 37-4-28
IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$303,709.39

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **DANIEL H.**

ANDREWS

SALE ADDRESS: 95 Octorara Road,
Parkesburg, PA 19365

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

SALE NO. 12-10-747

Writ of Execution No. 12-00155

DEBT \$315,853.14

ALL THAT CERTAIN, lot or piece of ground, situate in the Township of Upper Uwchlan, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC 200 Kelly Road, Quakertown, Pennsylvania, 18951 (215) 529-5300, dated 8-14-2002, last revised 10-30-3002, and recorded as Plan No. 16834, as follows to wit:

BEGINNING at a point on the north-westerly side of Churchill Road, a corner of Lot No. 171, thence extending along said side of Churchill Road, along the arc of a circle curving to the left with a radius of 175.00 feet, the arc distance of 30.26 feet to a point and corner of Lot No. 169, thence extending along Lot No. 169, north 26 degrees 48 minutes 20 seconds west 110.11 feet to a point and corner of lands of Open Space as shown on said plan, thence extending along Open Space north 63 degrees 11 minutes, 40 seconds east 30.00 feet to a point and corner of Lot No. 171, thence extending along Lot No. 171 south 26 degrees 48 minutes, 20 seconds east 113.78 feet to the first mentioned point and place of beginning.

CONTAINING 3,345 square feet more or less.

BEING Lot No. 170 on said plan.

SUBJECT to terms and provisions of a Declaration of Easement as Recorded in Book 6521, Page 1465.

THIS conveyance is subject to the following:

1. ALL easements and restrictions of record;

2. THE covenants, conditions, restrictions and easements include in the Declaration for Windsor Ridge, a Planned Community, recorded in the Chester County Recorder's Office on

December 17, 2004 in Deed Book 6364 at Page 2257 (referred to herein as the "Declaration"). By acceptance of this Deed, the Grantee, on behalf of themselves, their heirs and assigns, acknowledges and agrees to these easements and restrictions, as well as all of the other terms and conditions of the Declaration.

3. THE covenants and conditions included in the Certificate of Incorporation, Bylaws, and any rules and regulations and duly adopted resolutions of Windsor Ridge Community Association, Inc., a Pennsylvania corporation (the "Association") or its successors, together with any amendments and supplements thereto which may be lawfully adopted after the date of this Deed, together with any and all zoning regulations and other ordinances of the Township of Upper Uwchlan; any state of facts which would be shown by an accurate survey or title search; those exceptions set forth in the specimen title insurance policy included in the Public Offering Statement for Windsor Ridge, a Planned Community; any additional taxes assessed or levied by the Township of Upper Uwchlan; governmental statutes, ordinances and regulations; and any easements, restrictions or documents of record as of the date of this Deed.

4. BY the acceptance of this Deed, the Grantee consents to any future amendments or revisions of the Declaration or the Bylaws of Windsor Ridge Community Association, Inc., which may be required by the laws or governmental agencies of the Commonwealth of Pennsylvania in connection with the sale of any property described in either of those documents; and/or by any title insurance company insuring title to any portion of the Community at Grantor's request; and/or by a "Permitted Mortgage" as defined in the Declaration; and/or permitted by the Uniform Planned Community Act, 68 Pa. C.S.A. 5102 *et seq.*

TITLE to said premises is vested in Wilson Vazquez and Mikar Vazquez, h/w, as tenants by the entirety, by Deed from Pulte Homes of PA, Limited Partnership, a Michigan limited partnership, dated 08/23/2005, recorded 09/12/2005 in Book 6615, Page 835.

BEING known as the premises of 640 Churchill Road, Chester Springs, PA 19425-3698

RESIDENTIAL property

SEIZED in execution as the property of Wilson Vazquez and Mikar Vazquez on No.: 12-00155

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **WILSON & MIKAR**

VAZQUEZ

SALE ADDRESS: 640 Churchill Road, Chester Springs, PA 19425

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

SALE NO. 12-10-748

Writ of Execution No. 12-01475

DEBT \$71,871.69

ALL THAT CERTAIN lot or piece of land with buildings and improvements thereon erected situate in City of Coatesville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Cambria Terrace", made by McCarthy Engineering Associates, P.C., West Lawn, PA dated May 10, 2004, last revised July 20, 2004 and recorded July 12, 2005 as Plan #17502 as follows, to wit:

BEGINNING at a point on the northerly side of Colina Lane (50 feet wide), said point being a corner of Lot #60 (as shown on said Plan): thence from said point of beginning extending along said lane south 89 degrees 48 minutes 20 seconds west 43.00 feet to a point, being a corner of Lot #58: thence leaving said lane extending along Lot #58 north 00 degrees 11 minutes 40 seconds west 92.91 feet to a point on the southerly side of Oak Street, being a corner of Lot #58; Thence extending along Oak Street north 89 degrees 48 minutes 20 seconds east 43.00 feet to a point, being a corner of Lot #60; Thence leaving said street extending along Lot #60 south 00 degrees 11 minutes 40 seconds east 93.49 feet to the first mentioned point and place of beginning.

BEING Lot #59 on the above mentioned plan.

BEING known as 411 Colina Lane; UPI #16-10-242.

PLAINTIFF: Habitat for Humanity of Chester County Inc

VS

DEFENDANT: **KAREN R. WATERS**

SALE ADDRESS: 411 Colina Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BASEL WILLIAM FRENS, 610-696-8225**

SALE NO. 12-10-749

Writ of Execution No. 12-04032

DEBT \$459,990.35

BY virtue of a Writ of Execution No. 12-04032

OWNERS of property situate in the Borough of Parkesburg, Chester County, Pennsylvania, being 410-414 West First Avenue, Parkesburg, PA 19464.

UPI No. 08-05-100

IMPROVEMENTS thereon: apartments and commercial space

PLAINTIFF: Customers Bank

VS

DEFENDANT: **MILES and SHARON REINHART**

SALE ADDRESS: 410-414 West First Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, 610-436-9300**

SALE NO. 12-10-750

Writ of Execution No. 10-06211

DEBT \$191,571.29

ALL THAT CERTAIN lot or parcel of ground situate in the State of Pennsylvania, Township of West Sadsbury with the tax map description of 36-4-66 and located on the south side of Township Road 417.

THE improvements thereon being known as 498 Zion Hill Road, Atglen, PA 19310.

TAX ID No. 36-4-66

BEING the same property which by Deed dated September 27, 2006 and recorded on October 11, 2006 in the Office of the Recorder of Deeds for Chester County in Book 6979, Page 178 was granted and conveyed by David Barclay unto David Barclay and Antoinette Barclay, husband and wife.

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: **ANTOINETTE & DAVID BARCLAY**

SALE ADDRESS: 498 Zion Hill Road, Atglen, PA 19310

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

SALE NO. 12-10-751
Writ of Execution No. 11-10531
DEBT \$370,944.22

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, Sixth Ward, County of Chester and State of Pennsylvania, bounded and described according to Subdivision of Maple Hills according to a survey made by Earl R. Ewing, Inc., R.S. last revised 3/15/1968 and recorded in Plan Book 29, Page 7, as follows, to wit:

BEGINNING at a point on the property line of the northerly side of Cherry Street a corner of Lot No. 8 as shown on said Plan; thence along Lot No. 8 north 46 degrees 06 minutes west, 110.11 feet to a point on the southerly side of 10 feet wide alley; thence among the said alley, north 49 degrees 58 minutes east, 19.11 feet to a point a corner of Lot No. 6; thence along Lot No. 6 south 46 degrees 07 minutes east, 108.09 feet to a point on the said northerly side of Cherry Street; thence along the said Cherry Street south 43 degrees 54 minutes west, 19.00 feet to the point and place of beginning.

BEING Lot No. 7 on said Plan.

BEING UPI #15-12-248.2

BEING 24 Cherry Street

UNDER and subject to a 15 feet wide right of way granted to the owners and occupiers of Nos. 12, 14, 16, 18, 20, 22, 26, and 28 Cherry Street and extending parallel to and 15.00 southerly from the northerly line of the herein described lot.

TOGETHER with the right of ingress, egress and regress over a certain 15 feet wide right of way over Nos. 12, 14, 16, 18, 20, 22, 26 and 28 Cherry Street and extending parallel to and 15 feet southerly from the northerly line of the said Nos. 12, 14, 16, 18, 20, 22, 26 and 28 Cherry Street.

BEING the same premises which Francis J. Puleo and Patricia C. Puleo, his wife, in trust for Francis J. Puleo, Patricia A. Puleo and Joanna I. Puleo, their children, by indenture dated 12/21/1987 and recorded 12/22/1987 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 1066 Page 151, granted and conveyed unto Francis J. Puleo, in fee.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 24 Cherry Street,
Phoenixville, PA 19460

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

SALE NO. 12-10-752
Writ of Execution No. 11-10529
DEBT \$370,944.22

ALL THAT CERTAIN lot or piece of land with the buildings and improvement thereon erected, situate on the northwest side of Cherry Street in the Sixth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Lots laid out for Joseph A. Puleo as prepared by Earl R. Ewing, Inc., Registered Surveyor, Phoenixville, PA last revised 3/15/1968 and recorded in Plan Book 29 Page 7 as follows, to wit:

BEGINNING at a point on the northerly side line of Cherry Street (40 feet wide) a corner of Lot No. 4 on said Plan (said point being 8.89 feet from the existing curb line of Cherry Street and 20 feet distant from the center line of Cherry Street); thence along Lot No. 4 north 46 degrees 06 minutes west, passing through the party wall and over a 20 feet wide private right of way, 101.19 feet to a point on the south side of a 10 feet wide alley; thence along said southwest side of said alley north 49 degrees 58 minutes east, 19.11 feet to a point a corner of Lot No. 2 on said Plan; thence along Lot No. 2, through said private right of way and through the party wall, south 46 degrees 06 minutes east, 99.17 feet to the side line of Cherry Street, aforesaid; thence along said Cherry Street south 43 degrees 54 minutes west, 19.00 feet to the point of beginning.

BEING Lot No. 3 on said Plan.

CONTAINING 1903.61 square feet of land, more or less.

BEING UPI #15-12-248.5

BEING 16 Cherry Street

BEING the same premises which Joseph A. Puleo and Lena M. Puleo, his wife, by Indenture dated 12/19/1976 and recorded 12/31/1976 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book E-50 Page 41, granted and conveyed unto Francis J. Puleo and Patricia C. Puleo, his wife, Trustee for Patricia C. Puleo, a minor child, in fee.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 16 Cherry Street,
Phoenixville, PA 19460

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

SALE NO. 12-10-753
Writ of Execution No. 11-10526
DEBT \$533,958.76

ALL THOSE CERTAIN lots or piece of ground, situate in the Township of East Pikeland, County of Chester and Commonwealth of PA bounded and described according to a Subdivision Plan of Kimberton Valley Home, Phase III, prepared by Plum and Associates, Inc., dated 9/6/1999, last revised 5/22/2000 and recorded in Chester County as Plan #15420 as follows, to wit:

LOT 69

BEGINNING at a point on the south-easterly side of Hares Hill Road, a corner of Lot #70 as shown on said plan; thence from said point of beginning, long the said side of Hares Hill Road north 37 degrees 53 minutes east 138.00 feet to a point; thence south 52 degrees 07 minutes east 186.13 feet to a point in line of Lot #68; thence along Lot #68 and also Lot #70 the following two courses and distances: (1) south 38 degrees 00 minutes west 138.00 feet (2) north 52 degrees 07 minutes west 185.85 feet to the first mentioned point and place of beginning.

BEING Lot #69 as shown on said Plan.
BEING UPI #26-3-28.5

LOT 70

BEGINNING at a point on the south-easterly side of Hares Hill Road (S.R. 1045), a corner of Lot #71 as shown on said plan; thence from said point of beginning, along the said side of Hares Hill Road north 37 degrees 53 minutes east 261.17 feet to a corner of Lot #69; thence along Lot #69 the following two courses and distances: (1) south 52 degrees 07 minutes east 185.85 feet (2) north 38 degrees 00 minutes east 88.00 feet to a corner of Lot #68; thence along Lot #68 the following two courses and distances: (1) south 52 degrees 07 minutes east 140.00 feet (2) south 17 degrees 42 minutes 53 seconds east 142.44 feet to a corner of Lot #72; thence along Lot #72 the following two courses and distances: (1) south 78 degrees 42 minutes 08 seconds west 213.47 feet (2) south 37 degrees 53 minutes west crossing a storm drainage easement 247.29 feet to a point; thence north 51 degrees 42 minutes 53 seconds west 91.62 feet to a corner of Lot #71; thence along Lot #71 the following two courses and distances: (1) north 37 degrees 53 minutes east re-crossing said storm drainage easement 138.00 feet (2) north 51 degrees 42 minutes 53 seconds west 212.39 feet to the first mentioned point and place of beginning.

BEING Lot #70 as shown on said Plan.

BEING UPI #26-3-28.6
LOT 72

BEGINNING at a point on the westerly side of Thoroughbred Drive cul-de-sac, a corner of Lot #68 as shown on said Plan; thence from said point of beginning, along the said side of Thoroughbred Drive cul-de-sac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 52.36 feet to a corner of Lot #73; thence along Lot #73 the following two courses and distances: (1) south 67 degrees 39 minutes 30 seconds west 50.00 feet (2) south 37 degrees 39 minutes 30 seconds west 319.36 feet to a point; thence north 51 degrees 42 minutes 53 seconds west 192.37 feet to a corner of Lot #70; thence along Lot #70 the following two courses and distances: (1) north 37 degrees 53 minutes east, crossing a storm drainage easement, 247.29 feet (2) north 78 degrees 42 minutes 08 seconds east 213.47 feet to a point in line of Lot #68; thence along Lot #68 south 17 degrees 42 minutes 53 seconds east 40.00 feet to the first mentioned point and place of beginning.

BEING Lot #72 as shown on said Plan.
BEING UPI #26-3-28.8.

BEING part of the same premises which Joseph A. Puleo, Jr. and Francis J. Puleo, by Deed dated 3/3/1987 and recorded 4.27/1987 in Chester County Pennsylvania, in Record Book 839 Page 558, granted and conveyed unto Francis J. Puleo, in fee.

PLAINTIFF: Meridian Bank
VS

DEFENDANT: **FRANCIS J. PULEO**
SALE ADDRESS: Hares Hill Road,
Lot 69 – UPI #26-3-28.5, Phoenixville, PA 19460,
Hares Hill Road, Lot 72 – UPI 26-3-28.8, Hares
Hill Road, Lot 70 – UPI 26-3-28.6

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

SALE NO. 12-10-754
Writ of Execution No. 11-10525
DEBT \$82,283.41

ALL THAT CERTAIN messuage and tract of land situate in the Sixth Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, described according to a survey made by Earl R. Dying, Registered Surveyor on November 14, 1946, as follows:

BEGINNING at a point in the westerly side of Breckenridge Street (24 feet wide) a corner of lands now or late of Charles Bader; thence along these lands north 19 degrees west, eighty and sixty-seven hundredths feet to a point in a concrete

wall; thence along other lands formerly of this tract but recently conveyed; thence north 68 degrees 38 minutes east twenty-one and eighty-one hundredths feet to a point in the fence line between #435 and #437 Breckenridge Street; thence along this fence line south 19 degrees, 59 minutes east thirty-nine feet to a point at the rear corner of a one-story addition to #435 Breckenridge Street; thence along this addition south 19 degrees east, eleven feet to a partition wall; thence through this wall north 71 degrees east seven and ninety hundredths feet to the partition wall between #435 and #437 Breckenridge Street; thence through this wall south 19 degrees east, thirty-one and forty-one hundredths feet to the side of Breckenridge Street; thence along the side of said street south 71 degrees west, thirty and thirty hundredths feet to the place of beginning.

CONTAINING two thousand and forty-six and eighty-six hundredths square feet of land, be the same more or less.

LOCATION: NS Breckenridge St – Lot
& DWG

BEING Tax Parcel No. 15-13-25

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 437 Breckenridge
Street, Phoenixville, PA 19460

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

SALE NO. 12-10-755

Writ of Execution No. 11-10524

DEBT \$121,223.25

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made February 28, 1966 by Earl Ewing, Registered Surveyor of Phoenixville, Pennsylvania as follows, to wit:

BEGINNING at a point on the north-easterly side of Pennsylvania Avenue (60 feet wide) which point is measured north 59 degrees 30 minutes west 291.00 feet from a point marking the intersection of the said northeasterly side of Pennsylvania Avenue with the northwesterly side of Callowhill Street (50 feet wide); thence extending from said point of beginning along Pennsylvania Avenue, north 59 degrees 30 minutes west 28.00 feet to a point, a corner of this and premises known as House No. 123 Pennsylvania Avenue; thence extending along the same north 30

degrees 30 minutes east 81.65 feet to a point on the line of lands now or late of Richard G. Under and Jean U. Smith; thence extending along the same south 58 degrees 44 minutes east 28.00 feet to a point, a corner of this and premises known as House No. 119 Pennsylvania Avenue; thence extending along the same south 30 degrees 30 minutes west 81.28 feet to the first mentioned point and place of beginning.

BEING House No. 121 Pennsylvania Avenue.

PARCEL No. 15-12-559.1

BEING the same premises which by Deed from Joseph A. Puleo and Lena M. Puleo, husband and wife, by Indenture dated 12/29/76 and recorded 12/31/76 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book E-50 Page 32, granted and conveyed unto Francis I. Puleo and Patricia Puleo, H/W, in fee.

AND the said Patricia Puleo has since departed this life on ___, whereby vesting title solely unto Francis J. Puleo by right of survivorship.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 121 Pennsylvania
Ave., Phoenixville, PA 19460

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

SALE NO. 12-10-756

Writ of Execution No. 11-10527

DEBT \$370,944.22

ALL THAT CERTAIN lot or piece of ground situate in the Phoenixville Borough, City of Phoenixville, County of Chester, Commonwealth of Pennsylvania, being bounded and described according to a Subdivision Plan made for Joseph A. Puleo and Sons prepared by Earl R. Ewing, Inc. dated March 16, 1971 and revised April 5, 1971 which Plan is recorded at West Chester, Pennsylvania in Plan Book 37 Page 46 as follows, to wit:

BEGINNING at a point on the northerly side of First Avenue (60 feet wide) which point is measured at the distance of north 80 degrees 30 minutes east 150.00 feet from a point of intersection which the northerly side of First Avenue makes with the easterly side of "B" Street (60 feet wide) thence extending from said point beginning along lands of Elizabeth A. Maskulak north 09 degrees 30 minutes west 140.00 feet to a point on the southerly side of Brower Street (30 feet wide);

thence extending along the same north 80 degrees 30 minutes east 20.82 feet to a point a corner of the Lot adjoining to the east; thence extending along the same the three following courses and distances, to wit: (1) south 09 degrees 30 minutes east 35.00 feet to a point; (2) south 19 degrees 30 minutes east 24.07 feet to a point; and (3) extending south 09 degrees 30 minutes east through the party wall of this and the premises adjoining to the east, 81.29 feet to a point on the northerly side of First Avenue; thence extending along the same south 80 degrees 30 minutes west 25.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 3304.19 square feet of land, more or less.

TAX Parcel No. 15-10-70

BEING the same premises which Joseph A. Puleo, Sr. and Lena M. Puleo, by Deed dated 11/22/1976 and recorded 12/3/1976, Chester County Pennsylvania in Deed Book X-49 Page 228, granted and conveyed unto Francis J. Puleo.

PLAINTIFF: Meridian Bank

VS

DEFENDANT: **FRANCIS J. PULEO**

SALE ADDRESS: 121 First avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **COLLEEN**

A. PRESTON, 610-436-4400

SALE NO. 12-10-757

Writ of Execution No. 12-02255

DEBT \$251,514.23

BY virtue of a Writ of Execution No. 2012-02255-RC

OWNER(S) of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 2085 Valley Road & 2091 Valley Road, Parkesburg, PA 19365-2140

UPI No. 37-4-115, 37-4-116

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$251,514.23

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

VS

DEFENDANT: **JOSEPH J. ZYDINSKY**

SALE ADDRESS: 2091 Valley Rd, Parkesburg, PA 19365, 2085 Valley Rd, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **BRIAN JONATHAN YODER, 215-563-7000**

SALE NO. 12-10-758

Writ of Execution No. 10-04491

DEBT \$202,599.27

BY virtue of a Writ of Execution No. 10-04491

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 430 Cardigan Terrace a/k/a 430 E. Cardigan Terrace, West Chester, PA 19380-1192

UPI No. 41-5Q-319

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$202,599.27

PLAINTIFF: Metlife Home Loans

VS

DEFENDANT: **MICHAEL J. O'HAYER (aka)**

SALE ADDRESS: 430 Cardigan Terrace, West Chester, PA 19380

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

SALE NO. 12-10-759

Writ of Execution No. 11-12582

DEBT \$24,562.44

BY virtue of a Writ of Execution No. 11-12582

OWNER(S) of property situate in the Township of Highland, Chester County, Pennsylvania, being 3543 Limestone Road, a/k/a 501 Octorara Trail, Parkesburg, PA 19365-9546

UPI No. 45-3-68.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$24,562.44

PLAINTIFF: Citimortgage Inc DBA Citicorp Mortgage Inc

VS

DEFENDANT: **DIANA L. SCOTT MOULTON aka DIANA MOULTON**

SALE ADDRESS: 3543 Limestone Road aka 501 Octorara Trail, Parkesburg, PA 19365

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

SALE NO. 12-10-760
Writ of Execution No. 11-09812
DEBT \$272,700.78

ALL THAT CERTAIN message being No. 443 and tract or lot of land with the hereditaments and appurtenances, situate on the east side of North New Street, between Fayette and Marshall Streets, in the Borough of West Chester, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of New Street; thence extending eastwardly along the line of lands now or late of Thomas Traveno, a distance of 124 feet to the lands now or late of the said Silas W. Johnson; thence northwardly along lands now or late of said Silas W. Johnson, 18 feet to a point on a line of lands now or late of William Harley; thence along lands now or late of the said William Harley (erroneously cited as Hurley in current deed and prior deed) a distance of 124 feet to New Street; thence along the eastern line of New Street southwardly a distance of 18 feet to the place of beginning.

BEING UPI No. 1-4-134

BEING known as 443 North New Street, West Chester, PA 19380.

BEING Parcel #01-04-0134

IMPROVEMENTS: residential dwelling

BEING the same remises which Edward John Shoemaker and Debra Ellen Shoemaker, husband and wife, granted and conveyed unto Ryan P. Diehl and Anna Diehl, husband and wife, by Deed dated March 9, 2007 and recorded March 20, 2007 in Chester County Record Book 7110, Page 68.

PLAINTIFF: Fannie Mae aka Federal National Mortgage Association

VS

DEFENDANT: **RYAN P. & ANNA DIEHL**

SALE ADDRESS: 443 North New Street, West Chester, PA 19380

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

SALE NO. 12-10-761
Writ of Execution No. 09-14271
DEBT \$59,963.94

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final

Subdivision Plan for Arlene Ward, made by Berger & Hayes, Thorndale, PA dated 09/15/1982, last revised 07/10/2002 and recorded 11/19/2002 as Plan # 16409 as follows, to wit:

BEGINNING at a point on the westerly side of Johnson Avenue (33 feet wide), said point being a corner of Lot #3 (as shown on said Plan); thence from said point of beginning extending along said avenue south 19 degrees 31 minutes 14 seconds west 23.24 feet to a point within an existing sewer lateral, being a corner of Lot #1; thence leaving said land extending along Lot #1 the five following courses and distances: 1) through said sewer lateral north 70 degrees 28 minutes 46 seconds west 29.73 feet to a point; thence 2) north 19 degrees 31 minutes 14 seconds east 33 feet to a point; thence 3) through a common division wall between the existing dwellings on Lots #1 and #2 north 70 degrees 28 minutes 46 seconds west 21.44 feet to a point; thence 4) north 19 degrees 31 minutes 14 seconds east 0.33 feet to a point; thence 5) north 70 degrees 28 minutes 46 seconds west 87.33 feet to a point in line of lands now or late of the Central Chester County Technical School, being a corner of Lot #1; thence extending partially along said school lands north 01 degrees 37 minutes 54 seconds east 23.75 feet to a point, being a corner of Lot #3; thence leaving said school lands extending along Lot #3 and passing through a common division wall between the building on Lots #2 and #3 south 70 degrees 28 minutes 46 seconds east 145.79 feet to the first mentioned point and place of beginning.

BEING Lot #2 on the above-mentioned Plan.

BLR No.: 39-3M-10.2

BEING known as: 19 Johnson Avenue, Coatesville, PA 19320.

BEING the same premises which Arlene Ward, widow, by Deed dated December 7, 2005 and recorded December 16, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6714, Page 2336, granted and conveyed unto Crystal Thomas, unmarried.

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **CRYSTAL THOMAS**
SALE ADDRESS: 19 Johnson Ave, Coatesville, PA 19320

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

SALE NO. 12-10-762
Writ of Execution No. 11-13917
DEBT \$427,738.39

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

SITUATE in the Township of Tredyffrin, Chester County, Pennsylvania being known as Lot No. 68 on a certain Plan of Lots of Stratford Hills made by M. R. Yerks Civil Engineer on 9/2/1926 and recorded in Plan Book No. 1 Page 238 described as follows to wit:

BEGINNING at a point on the north-easterly side of Old Eagle School Road at the distance of 95 feet northwestwardly from the centerline of Hillside Road; thence extending northwesterly northwestwardly along the north-easterly side of Old Eagle School Road 6.59 feet to a point of curve; thence further continuing along said side of Old Eagle School Road on a curve to the right with a radius of 280 feet the arc distance of 64.87 feet to a point (on a chord extending north 20 degrees 39 minutes west 64.73 feet); thence extending north 65 degrees 57 minutes east 137.67 feet to a point; thence extending south 27 degrees 20 minutes east 64.15 feet to a point; thence extending southwestwardly at right angles to Old Eagle School Road, 145 feet to the place of beginning.

BEING known as No. 265 Old Eagle School Road, Wayne, PA 19087

BEING tax ID No. 43-11B-266.

BEING the same premises which Wendy Wolfinger Cerminaro a/k/a Wendy Wolfinger a/k/a Wendy W. Coleman granted and conveyed unto Kyle Sammin and Julia Richie Sammin by Deed dated July 17, 2008 and recorded July 23, 2008 in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Deed Book 7484, Page 370.

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JULIA RICHIE & KYLE SAMMIN**

SALE ADDRESS: 265 Old Eagle School Road, Wayne, PA 19087

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

SALE NO. 12-10-763
Writ of Execution No. 12-00024
DEBT \$426,846.65

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

thereon erected, situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Ashbridge, made by Henry S. Conrey, Inc., Paoli, PA, dated 5/1/1978, last revised 8/6/1980, as follows, to wit:

BEGINNING at a point on the westerly side of Santillo Way (50 feet wide), said point also being a corner of Lot #129; thence extending from said beginning point and along Lot #129, north 85 degrees 22 minutes 07 seconds west, 206.79 feet to a point in line of Lot #117; thence extending along same and also along Lot #116; north 06 degrees 58 minutes 34 seconds west, 84.63 feet to a point, a corner of Lot #127; thence extending along same, north 88 degrees 00 minutes 05 seconds east, 220.20 feet to a point on the westerly side of Santillo Way; thence extending along same, the 2 following courses and distances: (1) south 01 degree 59 minutes 55 seconds east, 29.95 feet to a point of curve and (2) on a line curving to the right having a radius of 675 feet, the arc distance of 59.57 feet to the first mentioned point and place of beginning.

BEING Lot #128 as shown on said Plan.

CONTAINING 20,509 square feet of land, be the same more or less.

BEING Tax UPI #33-7A-989

TITLE to said premises is vested in John P. Canterino and Patricia A. Canterino by Deed from dated August 29, 2005 and recorded August 30, 2005 in Deed Book 6602, Page 2343.

PREMISES being known as: 407 Santillo Way, Downingtown, Pennsylvania 19335.

TAX I.D. #: 33-7A-98

PLAINTIFF: Everbank

VS

DEFENDANT: **JOHN P. & PATRICIA A. CANTERINO**

SALE ADDRESS: 407 Santillo Way, Downingtown, PA 19335

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

SALE NO. 12-10-764
Writ of Execution No. 12-01843
DEBT \$512,516.01

ALL THAT CERTAIN lot or piece of ground situate in East Vincent Township, Chester County, Pennsylvania bounded and described according to a Plan of Baron's Meadows, drawn by L.L. Frantz & Associates, Inc. dated 1/19/1987 and last revise 4/23/1991 said Plan recorded in Chester County as Plan No. 11168, as follows, to wit:

BEGINNING at a point on the souther-

ly side of Penn Drive (50 feet wide) said point being a corner of Lot No. 117 on said Plan; thence extending from said point of beginning along Lot 117, south 28 degrees 04 minutes 47 seconds west 238.55 feet to a point in line of Lot 119 on said plan; thence extending along same, north 56 degrees 18 minutes 36 seconds west 271.30 feet to a point in line of Lot 115 on said plan; thence extending along same, north 28 degrees 04 minutes 47 seconds east 212.02 feet to a point on the southerly side of Penn Drive; thence extending along same, north 61 degrees 55 minutes 14 seconds east 270.00 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Lawrence D. Yurick by Deed from Sheila A. Yurick, dated August 3, 2006 and recorded October 17, 2006 in Deed Book 6982, Page 523, Instrument No.: 10696019.

BEING Lot 116 as shown on the above mentioned plan.

PREMISES being known as: 206 Penn Drive, Spring City, Pennsylvania 19475.

TAX I.D. #: 21-4-221

PLAINTIFF: The Bank of New York Mellon (F/K/A) (Trustee) DBA CWTAL Inc Alternative Loan Trust 2006-OA14 FKA The Bank of New York

VS

DEFENDANT: **LAWRENCE D. YURICK**

SALE ADDRESS: 206 Penn Drive, Spring City, PA 19475

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

SALE NO. 12-10-765

Writ of Execution No. 12-02843

DEBT \$138,787.59

ALL THAT CERTAIN tract of land and improvements located at southwest South Adams Street and East Barnard Street, known as 344 East Barnard Street, Borough of West Chester, Pennsylvania, being tax map 009, Lot 0792. Tax ID 0109 0792, Deed Book 88023, Page 0411.

CONTAINING 1,702 sq. ft.

TITLE to said premises is vested in James L. Gaither and Marie Gaither by Deed from Saint Paul Baptist Church, dated September 13, 2007 and recorded September 21, 2007 in Deed Book 7270, Page 1426, Instrument No.: 10790483.

ON January 20, 2009, James L. Gaither departed this life leaving title vested solely to Marie Gaither by operation of law.

PREMISES being known as: 344 East

Barnard Street, West Chester, Pennsylvania 19382.

TAX I.D. #: 1-9-792

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MARIE GAITHER**

SALE ADDRESS: 344 East Barnard St, West Chester, PA 19382

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

SALE NO. 12-10-766

Writ of Execution No. 12-04255

DEBT \$83,710.52

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the south side of Elm or 3rd Avenue in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of said Avenue, 286.03 feet east from the east side of Culvert Street, the northeasterly corner of land now or late of Rebecca Patterson and Frank Patterson and extending thence southwardly along said land and at right angles to said avenue, 164 feet to a point in the middle of 3rd Avenue; thence eastwardly along the middle line of said alley 16 feet to a point at the southwesterly corner of land now or late Jesse Townsley and Lillian M. Townsley; thence northwardly along said last mentioned land parallel with said first mentioned line 164 feet to a point in the middle of Elm or 3rd Avenue, aforesaid; thence finally westwardly along the middle of said avenue 16 feet to the place of beginning.

PARCEL number: 8-5-293

TITLE to said premises is vested in Jennifer Hatton by Deed from Robin L. Moyer, dated July 27, 2003 and recorded August 15, 2003 in Deed Book 5842, Page 865.

PREMISES being known as: 414 West 3rd Street, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 08-05-0293

PLAINTIFF: Everbank

VS

DEFENDANT: **JENNIFER HATTON**

SALE ADDRESS: 414 West 3rd St, Parkesburg, PA 19365

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

SALE NO. 12-10-767
Writ of Execution No. 11-11696
DEBT \$195,196.30

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Upper Oxford, County of Chester, Commonwealth of Pennsylvania, described according to a Plan made for Ethelyn N. Sweeney, by Edgard Laub; Registered Surveyor, Cochranville, PA dated December 29, 1987 and last revised August 8, 1988 and recorded in the Recorder of Deeds Office of Chester County in File #8540, bounded and described as follows, to-wit:

BEGINNING at a spike in the title line in the bed of Pusey Mill Road, said point being a corner of Lot No. 2, as shown on said Plan; thence extending from said point of beginning and extending along Pusey Mill Road, north 47 degrees 28 minutes 30 seconds west 257.55 feet to a spike, a corner in line of land of Harold E. Venables; thence extending along the same north 17 degrees 56 minutes 20 seconds east 340.00 feet set to an iron pin set, said point being a corner of Lot NO. 3 as shown on said plan; thence extending along the same south 62 degrees 05 minutes east 269.52 feet to an iron pin set, said point same south 22 degrees 23 minutes 40 seconds west 398.46 feet to a spike set in the title line in the bed of Pusey Mill Road, said point being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

TITLE to said premises is vested in John Spencer, Jr. and Deborah Spencer, h/w, by Deed from Ethelyn N. Sweeney and Anthony Sweeney, h/w, dated 10/17/1989, recorded 10/20/1989 in Book 1743, Page 392.

UPI #57-8-2.3

BEING known as the premises of 393 Pusey Mill Road, Cochranville, PA 19330-1645

RESIDENTIAL property

SEIZED in execution as the property of John F. Spencer, Jr and Deborah Spencer on No.: 11-11696

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **JOHN & DEBORAH
SPENCER**

SALE ADDRESS: 393 Pusey Mill Rd,
Cochranville, PA 19330

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

SALE NO. 12-10-768
Writ of Execution No. 12-02847
DEBT \$673,117.39

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Pennsbury Township, Chester County, Pennsylvania, bounded and described according to a Plan of Arnold Goldsborough Co., known as Raintree, made by Vandemark & Lynch, Inc., Civil Engineers and Surveyors, dated 7/26/63, last revised 3/11/66 and recorded on 9/25/63, as in Plan Book 16, Page 35, as follows, to wit:

BEGINNING at a pipe in line of lands now or late of William V. Bond also being a common corner of Lots #7 & #9, said point being distant 1548.93 feet measured north 83 degrees 37 minutes 21 seconds east, along the last mentioned land from its intersection with the center line of the Kennett Turnpike (80 feet wide); thence extending from said point of beginning and along Lot #9, south 19 degrees 23 minutes 20 seconds east, crossing the northwesterly side of a 40 feet wide right-of-way, the distance of 562.48 feet to a point in the bed thereof; thence extending through the bed of the aforesaid right-of-way, the 3 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 170 feet, the arc distance of 254.10 feet to a point of tangent in the same; (2) north 33 degrees 44 minutes 34 seconds west, 166.12 feet to a point of curve in the same and (3) on the arc of a circle curving to the left having a radius of 241.59 feet, crossing the stream, the arc distance of 44.36 feet to a point, a corner of Lot #7; thence leaving the bed of aforesaid right-of-way and along Lot #7, north 27 degrees 27 minutes 59 seconds east, crossing the northeasterly side thereof and recrossing the aforesaid stream, 343 feet to the first mentioned point and place of beginning.

BEING Lot #8 as shown on said Plan.

CONTAINING 2.138 acres of land be the same more or less.

TITLE to said premises is vested in Shoibal Banerjee by Deed from Pul P. Campbell and Melinda Collins Campbell, husband and wife, dated May 12, 2000 and recorded August 10, 2000 in Deed Book 4800, Page 0226.

PREMISES being known as: 8 Raintree Road, Chadds Ford, Pennsylvania 19317.

TAX I.D. #: 64-5-85

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

VS
 DEFENDANT: **SHOIBAL & URMİ
 BANERJEE**

SALE ADDRESS: 8 Raintree Rd,
 Chadds Ford, PA 19317

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

SALE NO. 12-10-769
Writ of Execution No. 12-04090
DEBT \$222,120.41

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge", dated 11/3/1997 and recorded in Chester County Plan File No. 15071, as follows, to wit:

BEGINNING at a point on the south-easterly side of Flagstone Circle, said point being a corner of Lot No. 58; thence extending from said beginning point along Flagstone Circle north 14 degrees, 48 minutes, 52 seconds west, crossing over a 20 feet wide storm drainage easement, 80 feet to a point, a corner of Lot No. 56; thence along the same and through the aforesaid easement north 75 degrees, 11 minutes, 8 seconds east 187.50 feet to a point, a corner of lands now or formerly of Thomas and Anne Natalie (Deed Book E-35, page 134); thence along same south 14 degrees, 48 minutes, 52 seconds east, recrossing said easement 80 feet to a point, a corner of Lot No. 58; thence extending along the same south 75 degrees, 11 minutes, 8 seconds west, 187.50 feet to the first mentioned point and place of beginning.

BEING Lot #57 as shown on said Plan.
 BEING Parcel #37-4-53.99

TITLE to said premises is vested in Barclay White, III and Beth L. White by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes, dated June 24, 2003 and recorded August 25, 2003 in Deed Book 5855, Page 1835, Document # 10293012.

PREMISES being known as: 406 Flagstone Circle, Coatesville, Pennsylvania 19320.

TAX I.D. #: 37-4-53-99

PLAINTIFF: Bank of America NA
 VS

DEFENDANT: **BARCLAY & BETH**

WHITE

SALE ADDRESS: 106 Flagstone Circle, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRIS-**

TINE L. GRAHAM, 215-790-1010

SALE NO. 12-10-771
Writ of Execution No. 12-02881
DEBT \$356,735.42

BY virtue of a Writ of Execution No. 12-02881

OWNER(S) of property situate in the Township of Easttown, Chester County, Pennsylvania, being 328 West Conestoga Road, a/k/a 328 Conestoga Road, Devon, PA 19333-1406

UPI No. 55-2H-134

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$356,735.42

PLAINTIFF: Citimortgage Inc

VS

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

SALE ADDRESS: 328 West Conestoga Road, Devon, PA 19333

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

SALE NO. 12-10-772
Writ of Execution No. 12-02253
DEBT \$372,716.25

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of "Quarry Ridge" dated 11/3/97 recorded in Chester County in Plan File No. 15071 as follows, to wit:

BEGINNING at a point in of curve on the southerly side of Pebble Lane, said point being a corner of Lot 69; thence extending from said beginning point along Pebble Lane the 2 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 275.00 feet, the arc distance of 35.14 feet to a point of tangent and (2) north 77 degrees 05 minutes 33 seconds east 56.16 feet to a point, a corner of Lot 67; thence extending along same south 12 degrees 54 minutes 27 seconds east 150.00 feet to a point in line of Phase No. 3; thence extending along same south 77 degrees 05 minutes 33 seconds west 110.78 feet to a point, a corner of Lot 69; thence extending along same north 8 degrees 35 minutes east 153.49 feet to the first mentioned point and place of beginning.

BEING Lot 68 on said plan.

BEING UPI No.37-4-135

TITLE to said premises is vested in Donald J. Gallo, Jr. and Gina M. Gallo by Deed

from dated June 29, 2007 and recorded July 5, 2007 in Deed Book 7204, Page 896.

PREMISES being known as: 504 Pebble Lane, Coatesville, Pennsylvania 19320.

TAX I.D. #: 37-4-135

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

VS

DEFENDANT: **DONALD & GINA GALLO**

SALE ADDRESS: 504 Pebble Ln, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BRIAN LAMANNA, 215-790-1010**

SALE NO. 12-10-773

Writ of Execution No. 12-01038

DEBT \$231,174.18

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, Chester County, Pennsylvania, bounded and described according to a Plan a Subdivision for Ingleside Village Inc., made by Henry S. Conrey, Inc., dated 7/1/77, last revised 8/15/77 as follows, to wit:

BEGINNING at a point on the southeasterly side of a cul-de-sac at the terminus of Lisa Drive; (50 feet wide) a corner of Lot #6A on said Plan; thence from the beginning and extending along said cul-de-sac on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 40.26 feet to a point a corner of Lot #7A; thence leaving said cul-de-sac and extending along said Lot, north 89 degrees 18 minutes 30 second; east 86.41 feet to a point on the westerly side of a 30 feet wide sanitary sewer easement; thence extending along the same south 04 degrees 44 minutes 48 seconds east 105.42 feet to a point a corner of Lot #6A; thence extending along said Lot, north 52 degrees 14 minutes 33 seconds west 111.04 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Andrew J. Hamara and Marsha Hamara, husband and wife, by Deed from Stephen A. Mihalik and Darla J. Mihalik, dated March 30, 2001 and recorded August 16, 2001 in Deed Book 5041, Page 0905.

PREMISES being known as: 10 Lisa Drive, Thorndale, Pennsylvania 19372.

TAX I.D. #: 39-4G-117

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

(Trustee) DBA CWABS Inc Asset-Backed Certificates Series 2007-7 DBA Mortgage Electronic Registration Systems Inc (Nomi DBA Countrywide Home Loans Inc

VS

DEFENDANT: **ANDREW & MARSHA HAMARA**

SALE ADDRESS: 10 Lisa Dr, Thorndale, PA 19372

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

SALE NO. 12-10-774

Writ of Execution No. 12-03859

DEBT \$189,779.95

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington hunt-Phase I, drawn by Lake, Roeder, Hillard and Beers, dated 4/15/97, said Plan recorded in Chester County as Plan No. 13892, as follows, to wit:

BEGINNING at a point on the title line in the bed of Oxford Road (SR3018) said point also being a corner of Lot No. 2; thence extending from said beginning point through the bed of Oxford Road (SR3018) the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 1292.49 feet the arc distance of 92.79 feet to a point of compound curve; and (2) on the arc of a circle curving to the right having a radius of 6000 feet the arc distance of 72.46 feet to a point a corner of Lot No. 4; thence extending along same, south 13 degrees 23 minutes 35 seconds east, 322.13 feet to a point in line of Lot No. 1; thence extending south 79 degrees 28 minutes 37 seconds west, 140.69 feet to a point a corner of Lot No. 2; thence extending along same, north 17 degrees 55 minutes 52 seconds west 310.94 feet to the first mentioned point and place of beginning.

BEING known as: 504 Oxford Road, Lincoln University, PA 19352

PROPERTY ID No.: 69-03-0059.030

TITLE to said premises is vested in Barry Drangel and Patricia Ann Drangel, husband and wife, as tenants by the entirety by Deed from Ronald R. Robertson and Judith C. Robertson, husband and wife dated 04/27/1999 recorded 05/04/1999 in Deed Book 4556 Page 1000 or at Instrument Number.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **BARRY & PATRICIA ANN DRANGEL**

SALE ADDRESS: 504 Oxford Road,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: AGNES
MOMBRUN, 856-669-5400

SALE NO. 12-10-775
Writ of Execution No. 12-04772
DEBT \$55,702.72

ALL THAT CERTAIN lot of land upon which is located a brick dwelling house, designated as No. 398 Valley Road, with the hereditaments and appurtenances, thereon erected, situate in the First Ward of the City of Coatesville, County of Chester Pa., more particularly bounded and described as follows:

BEGINNING at a point on the south curb line of Valley Road, distant 708 feet 11 inches west curb line of Strode Avenue, opposite the center of the dividing partition between the house on the land herein conveyed and the house on the land adjoining on the east; thence by land now or late of E. Jane Rambo, through the center of said partition, south 12 degrees 39 minutes east 150 feet to the north line of a 15 feet wide alley; thence by the same, south 77 degrees 21 minutes west, 14 feet 2 inches to a corner of land now or late of Lydia M.L. Skelton; thence by the same, north 12 degrees 39 minutes west passing through the center of the division wall between the house on the land herein conveyed and the house on the land adjoining on the west 150 feet to the south curb line of Valley Road; thence by the same, north 77 degrees 21 minutes east 14 feet 02 inches to the place of beginning.

CONTAINING 2,125 square feet of land be the same more or less.

BEING known as No. 398 Valley Road.

BEING the same premises which Carla A. Hills, Secretary of Housing and Urban Development by Deed dated July 9, 1976 and recorded July 12, 1976 in Chester County in Deed Book P-48 Page 146 conveyed unto Myra E. Bills, in fee.

AND the Myra E. Bills has since married and is now known as Myra E. Via.

UPI #16-9-410

IMPROVEMENTS: residential dwelling

PLAINTIFF: Stonebridge Bank
VS

DEFENDANT: **CON-LYN CON-
STRUCTION CO LLC**

SALE ADDRESS: 398 Valley Rd,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **J. TIMO-
THY ARNDT, 610-436-9300**

SALE NO. 12-10-776
Writ of Execution No. 12-04629
DEBT \$49,405.23

ALL THAT CERTAIN tract of land situate in Valley Township, County of Chester, State of Pennsylvania with the double brick dwelling house thereon erected, bounded and described as follows, to wit:-

BEGINNING at a stake intended to be in the westerly line right of way of the Wilmington and Northern Railroad Company being the right of way for that section of tract known as the "Hill Switch", leading from the main line of the Wilmington and Northern Railroad to tracks of the Pennsylvania Railroad, which stake is distant in a southwardly direction measured along said westerly line of right of way approximately 65 feet from the center line of a public highway crossing said tracks and leading to Coatesville at its intersection with said westerly line; thence continuing along the said westerly line of railroad right of way south 07 degrees 45 minutes east (true meridian bearing) 100 feet to a stake; thence along beginning.

RESERVING to the public the free and unobstructed use of a road or drive in approximately its present location to a width of 14 feet the center line of which is parallel to the westerly end of the tract herein described and conveyed at a distance of 220 feet therefrom. Granting also to the parties of the second part herein a right of way over the said drive continued northwardly approximately 160 feet beyond the northerly line of the tract herein conveyed to its intersection with said public highway leading to Coatesville.

GRANTING also the parties of the second part the right to use an existing water line crossing the property herein conveyed for the purpose of obtaining water from the City of Coatesville. Reserving to Mary Suchak her heirs, successors and assigns the right to also use said water line for the purpose of obtaining water for the use on remaining land and to repair, renew and maintain said water line and to enter upon property herein conveyed with men, tools and equipment for the purpose of repairing, renewing and maintaining same.

BEING the same premises which Carolyn B. Welsh, sheriff by Deed dated 4-5-2004 and recorded 4-6-2004 in Chester County in Record Book 6111 Page 1928 conveyed unto Con-Lyn Construction, in fee.

UPI #38-2-192

IMPROVEMENTS: residential dwelling
 dwelling
 PLAINTIFF: Stonebridge Bank
 VS
 DEFENDANT: **CON-LYN CON-
 STRUCTION CO., LLC (DBA) DBA CON-
 LYN CONSTRUCTION**
 SALE ADDRESS: 1407 Brick Rd,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **J. TIMO-
 THY ARNDT, 610-436-9300**

SALE NO. 12-10-777
Writ of Execution No. 12-04773
DEBT \$46,227.51

ALL THAT CERTAIN lot of land with the block dwelling house thereon erected (being the 10th house of a row of 24 brick houses and now known as No. 420 Valley Road) in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south curb line of Valley Road distant 864 feet 9 inches west of the west curb line of Strode Avenue; opposite the center of the dividing partition between houses Nos. 10 and 11; thence by land now or late of H. Graham Rambo and through the center of said portion south 12 degrees 39 minutes east 150 feet to the north line of a 15 feet wide alley; thence by the same south 77 degrees 21 minutes west, 14 feet 2 inches to a corner of land now or late of Wesley R. Beard; thence by the same north 12 degrees 39 minutes west, passing through the center of the division wall between houses 9 and 10, 150 feet to the south curb line of Valley Road; thence by the same north 77 degrees 21 minutes east 14 feet 2 inches to the place of beginning.

CONTAINING 2,125 square feet be the same more or less.

BEING UPI #16-9-399

BEING the same premises which William J. McAndrews and Janet E. Savastio, Executrix of the Estate of Catherine Rothas, a/k/a Cathy Rothas by Deed dated 1-10-2000 and recorded 4-6-2000 in Chester County in Record Book 4735 Page 2105 conveyed unto William J. McAndrews and Janet E. Savastio, as tenants in common, in fee.

BEING the same premises which William J. McAndrews and Janet E. Savastio by Deed dated November 1, 2004 and recorded December 15, 2004 in Chester County in Record Book 6361 Page 1905 conveyed unto Con-Lyn Construction Co., Inc., in fee.

IMPROVEMENTS: residential

dwelling
 PLAINTIFF: Stonebridge Bank
 VS
 DEFENDANT: **CON LYN CON-
 STRUCTION**
 SALE ADDRESS: 420 Valley Road,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **J. TIMO-
 THY ARNDT, 610-436-9300**

SALE NO. 12-10-778
Writ of Execution No. 12-04536
DEBT \$119,823.51

ALL THAT CERTAIN tract of land with the double dwelling house erected thereon situated on the north side of the public road leading from Glen Rose to Gum Tree LE 15178 in Highland Township, Chester County, Pennsylvania, bounded and described according to a survey made by CT Slack R.E. on January 26, 1960.

BEGINNING at a point in a line (44 feet) south of the center line of the Pomeroy-Newark Branch of the Pennsylvania Railroad Company and parallel to it, said point of beginning being south 78 degrees 14 minutes 45 seconds west 288.81 feet from the intersection of said line with the center line of LR 15178; thence from said point of beginning along said line, south 78 degrees 14 minutes 45 seconds west 225 feet more or less to an iron pipe; thence leaving said line and along the remaining land of the grantors, south 14 degrees 29 minutes 45 seconds east 110.81 feet more or less to a railroad spike in the center line of LR 15178; thence along the same, north 68 degrees 38 minutes 15 seconds east 219.19 feet more or less to a railroad spike at a corner of remaining land of the grantors about to be conveyed to Botkin; thence along the same, north 21 degrees 21 minutes 45 seconds west 70.70 feet more or less to the place of beginning.

BEING known as the premises of 405 West Glenrose Road, Coatesville, Pennsylvania, 19320.

BEING UPI #45-4-9.1

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester County by Deed dated 5/4/2005 and recorded 5/5/2005 in Chester County in Record Book 6482 Page 1 conveyed unto Con-Lyn Properties, LLC, a Pennsylvania Limited Liability Company (erroneously set forth herein as Con-Lyn Properties), in fee.

AND whereas it had been intended for this property to be conveyed unto Con-Lyn 428 W.

Glenrose Road, L.P., a Pennsylvania Limited Partnership, however, Con-Lyn Properties had inadvertently been named as the Grantee. This Deed corrects that error.

IMPROVEMENTS: multiple residential dwelling

PLAINTIFF: Stonebridge Bank

VS

DEFENDANT: **CON-LYN 428 W. GLENROSE ROAD LP**

SALE ADDRESS: 428 W. Glenrose Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, 610-436-9300**

SALE NO. 12-10-779

Writ of Execution No. 12-04767

DEBT \$57,277.93

BY virtue of a Writ of Execution No. 12-04767

OWNERS of property situate in the Valley Township, Chester County, Pennsylvania, being 728 West Lincoln Highway, Coatesville, PA 19320,

UPI No. 38-2Q-210.1

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Stonebridge Bank

VS

DEFENDANT: **CON-LYN CONSTRUCTION CO LLC**

SALE ADDRESS: 728 W. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, 610-436-9300**

SALE NO. 12-10-780

Writ of Execution No. 12-04771

DEBT \$50,207.09

ALL THAT CERTAIN lot of land with the brick dwelling house erected thereon, being a second house of a row of twenty-four brick houses, designated as No. 436 Valley Road, situated in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows: beginning at a point on the south curb line of Valley Road, distant nine hundred seventy-eight feet, one inch west of the west curb line of Strode Avenue, a corner of land now or late of Clarence B. Jennings; thence by the same and passing through the center of the dividing partition between the house on the lot herein conveyed and that of the house immediately adjoining on the east, south twelve degrees

thirty-nine minutes east one hundred fifty feet to the north line of a fifteen foot wide alley; thence along the same south seventy-seven degrees twenty-one minutes west, fourteen feet, two inches to a corner of land now or late of Tillie Kubeckis; thence by the same passing through the center of the dividing partition between the house on the lot herein conveyed and that immediately adjoining on the west, one hundred fifty feet to the south curb line of Valley Road; thence by the same north seventy-seven degrees twenty-one minutes east fourteen feet two inches to the place of beginning.

CONTAINING twenty-one hundred twenty-five square feet of land, be the same more or less.

BEING the same premises which Josephine A. Brovey by Deed dated 7/27/2004 and recorded 7/30/2004 in Chester County in Record Book 6235 Page 980 conveyed unto Con-Lyn Construction Co. LLC, in fee.

UPI #16-9-391

IMPROVEMENTS: residential dwelling

PLAINTIFF: Stonebridge Bank

VS

DEFENDANT: **CON-LYN CONSTRUCTION CO**

SALE ADDRESS: 436 Valley Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, 610-436-9300**

SALE NO. 12-10-781

Writ of Execution No. 12-04768

DEBT \$57,074.02

ALL THAT CERTAIN tract or parcel of land situate on the north side of West Main Street (Lincoln Highway) being known as 153 West Main Street, in the City of Coatesville, County of Chester, Commonwealth of PA., said tract being more fully bounded as described according to the Boundary Survey and Subdivision Plan for J. Richard Tomaski by Berger & Hayes Inc., Professional Land Surveyors, and Engineers, Thorndale, PA file #T-729-91, plan dated August 8, 1991 as follows, to wit:

BEGINNING at a point in the north curb line of West Main Street (Lincoln Highway) said point being located north 79 degrees 30 minutes 00 seconds east 99.40 feet from the northeast curb line intersection of West Main Street and Church Street; thence from said point of beginning passing through the dividing partition wall between this property and the dwelling to the west north 11 degrees 06 minutes and 15 seconds west

49.87 feet to a point; thence continuing south 78 degrees 53 minutes 45 seconds west feet to a point on the westerly face of the building erected on the herein described premises; thence along said westerly face north 11 degrees 06 minutes 15 seconds west 20.01 feet to a corner of said building; thence along the northerly face of said building north 78 degrees 53 minutes 45 seconds east, 4.00 feet to a point; thence north 10 degrees 30 minutes 00 seconds west 80.03 feet to a point in the south line of Diamond Street; thence along the south line of Diamond Street north 79 degrees 30 minutes 00 seconds east 32.33 feet to a pin set at a corner of property belonging to Michael Lippold Sr.; thence by said land, passing over a pin set 8.00 feet from the next described point, south 10 degrees 30 minutes and 00 seconds east 150.00 feet to a point on the north curb line of West Main Street; thence along said curb line south 79 degrees 30 minutes 00 seconds east 31.60 feet to the point of beginning.

BEING known as 153 West Lincoln Highway, Coatesville, Pa., 19320

BEING UPI #16-4-96.1

BEING the same premises which Alphonso Jackson, Secretary of Housing and Urban Development by Deed dated July 22, 2004 and recorded October 7, 2004 in Chester County in Record Book 6300 Page 1591 conveyed unto Con-Lyn Construction LLC; in fee.

IMPROVEMENTS: residential dwelling

PLAINTIFF: Stonebridge Bank
VS

DEFENDANT: **CON-LYN CONSTRUCTION CO LLC**

SALE ADDRESS: 153 W. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, 610-436-9300**

SALE NO. 12-10-782

Writ of Execution No. 12-04542

DEBT \$238,137.95

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate in New Garden Township, Chester County and Commonwealth of Pennsylvania, more particularly bounded and described as follows, in accordance with survey made by Manley N. White, R.S., dated October 30, 1958

BEGINNING at a point in the center of Limestone Road leading from Kaolin to Newark, said point being a corner of land of Robert

Moosemann; thence from said beginning point along land of same, south 85° west, 325 feet to a pipe and passing over a pipe on the westerly side of aforesaid road; thence the following two courses and distances separating land of Howard D. Ford from land about to be conveyed; (1) north 4° 46' west, 210 feet to a pipe; (2) thence, north 85° 3' 10" east, 335.56 feet to a point in the center of Limestone Road and passing over a pipe on the westerly side of said road; thence, thereby, along the center of aforesaid road, south 1° 53' east, 210 feet to the place of beginning.

TAX ID/Parcel No. UPI# 60-6-49.1 and Parcel # 60-06-0049.010

BEING the same premises which Frank A. Lafferty and Arlene B. Lafferty, husband and wife, by Deed dated April 31, 2000, and recorded May 31, 2000, in Chester County in Deed Book Volume 4761, Page 204, conveyed unto Mark J. Lafferty and Susan M. Lafferty, husband and wife, as tenants by the entireties, in fee.

TITLE to said premises is vested in Mark J. Lafferty and Susan M. Lafferty, husband and wife, by Deed from dated April 30, 2000 and recorded May 31, 2000 in Deed Book 4761, Page 0204.

PREMISES being known as: 6620 Limestone Road, Avondale, Pennsylvania 19311.

TAX I.D. #: 60-06-0049.010

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **MARK J. LAFFERTY & SUSAN M. LAFFERTY**

SALE ADDRESS: 6620 Limestone Road, Avondale, PA 19311

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

SALE NO. 12-10-783

Writ of Execution No. 10-06252

DEBT \$246,977.78

ALL THAT CERTAIN parcel of land situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for Clarence H. and Lillie C. Nixon by John D. Stapleton III, Registered Surveyor, dated October 24, 1991, and last revised June 8, 1992, which plan is duly recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania under Plan Number 11742, as follows, to wit:

BEGINNING at a point within the intersection of Lenover Hill Road (T-346) and Church Road (T-379); thence along in said Church

Road south 87 degrees 44 minutes 00 seconds west 445.24 feet to a point, a corner of Lot No. 1, said point being located by a bearing of north 02 degrees 33 minutes 16 seconds west and a distance of 15.25 feet as measured from a planted stone found in the south side of said road, a corner of other land of the grantors herein, Clarence H. and Lillie C. Nixon; thence leaving Church Road along said Lot No. 1 north 02 degrees 33 minutes 16 seconds west 546.96 feet to a point in line of land of Daniel S. Kauffman, Jr. et ux; thence along said Kauffman's land north 87 degrees 06 minutes 48 seconds east 527.25 feet to a point on the east side of the aforementioned Lenover Hill Road; thence diagonally crossing the east side of said road south 05 degrees 53 minutes 30 seconds west 558.31 feet to the point and place of beginning.

CONTAINING 6.135 acres of land be the same more or less.

BEING Lot No. 2 as shown on the above mentioned subdivision plan.

TITLE to said premises is vested in Terence H. Nixon by Deed from Clarence H. Nixon and Shirley Nixon, his wife and Lillie C. Nixon, a single person, dated May 15, 1993 and recorded May 24, 1993 in Deed Book 3558, Page 2258.

PREMISES being known as: 4201 Church Road, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 36-05-0032-010

PLAINTIFF: HSBC Mortgage Corporation

VS

DEFENDANT: **TERENCE H. NIXON**

SALE ADDRESS: 4201 Church Road, Parkesburg, PA 19365

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

SALE NO. 12-10-785

Writ of Execution No. 12-05011

DEBT \$290,826.37

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

BEING known as 3 Carriage House Road, Pottstown, PA 19465

PARCEL number: 18-1-196

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **CYNTHIA & ROBERT N. FOORE, JR**

SALE ADDRESS: 3 Carriage House Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **AGNES MOMBRUN, 856-669-5400**

SALE NO. 12-10-786

Writ of Execution No. 12-05012

DEBT \$154,369.23

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

BEING known as 766 North Sandy Hill Road, Honey Brook, PA 19344

PARCEL Number: 28-02-31.5

IMPROVEMENTS: residential property

PLAINTIFF: PNC Bank NA

VS

DEFENDANT: **ROBERT STRAPLE**

SALE ADDRESS: 766 North Sandy Hill Rd, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KASSIA FIALKOFF, 856-669-5400**

SALE NO. 12-10-787

Writ of Execution No. 12-04544

DEBT \$204,226.47

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Goshen Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Fairmont, dated 5/23/86, last revised 3/9/87 and recorded as Chester County Plan #7099 as follows, to wit:

BEGINNING at a point at the westerly edge of the right of way of U.S. Route 202, said point being at the point of intersection of said right of way with the title lines of Lots 13 and 10 as shown on said Plan; thence by Lot 10 as shown on said Plan, south 75 degrees 33 minutes 50 seconds west 106.56 feet to a point; thence by Lot 11 as shown on said Plan the 2 following courses and distances: (1) north 60 degrees 31 minutes 45 seconds west 158.66 feet to a point; and (2) south 57 degrees 17 minutes 45 seconds west 59.00 feet to a point; thence by Lot 12 as shown on said Plan, north 35 degrees 05 minutes 34 seconds west 55.69 feet to a point; thence by lands now or late of John and Helen Dennison, north 53 degrees 38 minutes 45 seconds east 373.63 feet to a point along the right of way of Concord Road (extended); thence by the right of way of said Concord Road and the right of way of U.S. Route 202 on the

arc of a circle curving to the right having a radius of 200 feet the arc distance of 102.95 feet to a point; thence continuing by a line of a circle curving to the right having a radius of 4,523.75 feet, the arc distance of 187.13 feet to the point and place of beginning.

BEING Lot #13 as shown on said Plan.

BEING Chester County UPI 52-5-92.

TITLE to said premises is vested in

Christina L. Graham by Deed from James W. Miles and Ruth G. Miles, dated June 30, 2005 and recorded July 8, 2005 in Deed Book 6542, Page 1589, Instrument no.: 10550195.

PREMISES being known as: 324 South Concord Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 52-5-92

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **CHRISTINA L. GRAHAM**

SALE ADDRESS: 324 S. Concord Rd, West Chester, PA 19382

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

SALE NO. 12-10-788

Writ of Execution No. 12-01746

DEBT \$3,379,321.29

PREMISES "A": ALL THAT CERTAIN lot or piece of land situate in the Township of Pennsbury, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan for Simon's Oak Farm Land, L.P. made by Vandemark & Lynch, Inc. dated June 20, 1996 and last revised November 26, 1996 and recorded as Plan File No. 13677 as follows, to wit:-

BEGINNING at a point in the bed of US Route No. 1 (Baltimore Pike) and a corner of lands now or late of J.G. Haldeman & Bros.; thence extending from said point of beginning and through said US Route 1 (Baltimore Pike) south 68 degrees 52 minutes 45 seconds east 701.03 feet to a point and corner of lands now or late of Pennsbury Township; thence extending along said lands of Pennsbury Township south 25 degrees 32 minutes 25 seconds west 448.40 feet to a point and corner of Parcel C-1 as shown on said Plan; thence extending along said lands now or late of Parcel C-1 north 86 degrees 30 minutes 20 seconds west 660.08 feet to a point in the bed of Hickory Hill Road; thence extending along and through said Hickory Hill Road north 10 degrees 01 minutes 40 seconds west 384.09 feet to a point and corner of

lands now or late of J.G. Haldeman & Bros.; thence extending along said lands now or late of J.G. Haldeman & Bros. the following two courses and distances: (1) south 68 degrees 31 minutes 30 seconds east 260.25 feet to a point; and (2) north 01 degree 17 minutes 00 seconds east 245.47 feet to the first mentioned point and place of beginning.

CONTAINING 8.962 acres more or less. Being Parcel A on said Plan.

BEING Parcel No: 64-3-85.2.

EXCEPTING thereout and therefrom the following tract or tracts of land conveyed unto Commonwealth of Pennsylvania Department of Transportation in Books 4058 Page 2081 and 4130 Page 1549.

PREMISES "B": ALL THAT CERTAIN lot or piece of land situate in the Township of Pennsbury, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan for Simon's Oak Farm Land, L.P. made by Vandemark & Lynch, Inc. dated June 20, 1996 and last revised November 26, 1996 and recorded as Plan File No. 13677 as follows, to wit:-

BEGINNING at a point in the bed of US Route 1 (Baltimore Pike) a corner of lands now or late of Pennsbury Township; Thence extending along and through said US Route 1 (Baltimore Pike) the following four courses and distances: (1) south 67 degrees 43 minutes 50 seconds east 154.10 feet to a point; (2) north 11 degrees 55 minutes 50 seconds east 17.19 feet to a point of curve; (3) along the arc of a circle curving to the left having a radius of 1,910.08 feet an arc distance of 550.10 feet to a point of tangent; and (4) south 85 degrees 08 minutes 25 seconds east 122.79 feet to a point and corner of lands now or late of A. Alfred Delduco thence extending along said lands now or late of A. Alfred Delduco south 00 degrees 56 minutes 30 seconds east 575.68 feet to a point and corner lot Parcel C-2; thence extending along side Parcel C-2 the two following courses and distances: (1) north 80 degrees 02 minutes 35 seconds west 798.66 feet to a point; and (2) north 27 degrees 37 minutes 55 seconds west 63.93 feet to a point and corner of lands now or late of Pennsbury Township; thence extending along said lands now or late of Pennsbury Township north 03 degrees 26 minutes 30 seconds east 595.83 feet to the first mentioned point and place of beginning.

CONTAINING 10.815 acres more or less.

BEING Parcel No: 64-3-85.3.

SUBJECT to all easements, restrictions and agreements of record to the extent in force and effect.

PREMISES C'': ALL THAT CERTAIN lot or parcel of ground situate in the Township of Pennsbury, County of Chester and Commonwealth of Pennsylvania bounded and described in accordance with the Plot Plan of property of Forrest Calderhead prepared by Morris W. Holman, Jr., Professional Civil Engineer, West Chester, PA dated September 29, 1973 and recorded October 17, 1973 in Chester County Plan Book 53 Page 10, s follows to wit:

BEGINNING at the point marking the intersection of the title line in the bed of Baltimore Pike with the title line in the bed of Hickory Hill Rod; thence along the title line in the bed of Hickory Hill Road, the two following courses and distances: (1) south 8 degrees 37 minutes east 275.61 feet to a point; and (2) south 8 degrees 48 minutes 40 seconds east 131.70 feet to a point; thence crossing the westerly side of Hickory Hill Road along land previously conveyed of which this was a part, south 75 degrees 39 minutes 10 seconds west 325.51 feet to a point in line of land now or late of Hamorton (Dev.);thence along said land, north 4 degrees 33 minutes west crossing the southerly side of Baltimore Pike 460.50 feet to a point on the title line in the bed of the same; thence along the said title along the arc of a circle curving to the right having a radius of 1,432.67 feet the arc distance of 292.00 feet (the chord thereof a bearing of north 85 degrees 13 minutes 40 seconds east 291.45 feet) to the first mentioned point and place of beginning.

BEING Parcel No: 64-3-82.

PLAINTIFF: Eagle National Bank

VS

DEFENDANT: **PENNSBURY VILLAGE ASSOCIATES, LLC**

SALE ADDRESS: 100 Hickory Hill Road & Baltimore Pike, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **DONN L. GUTHRIE, 610-565-7100**



The couple was told they couldn't have a child.

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

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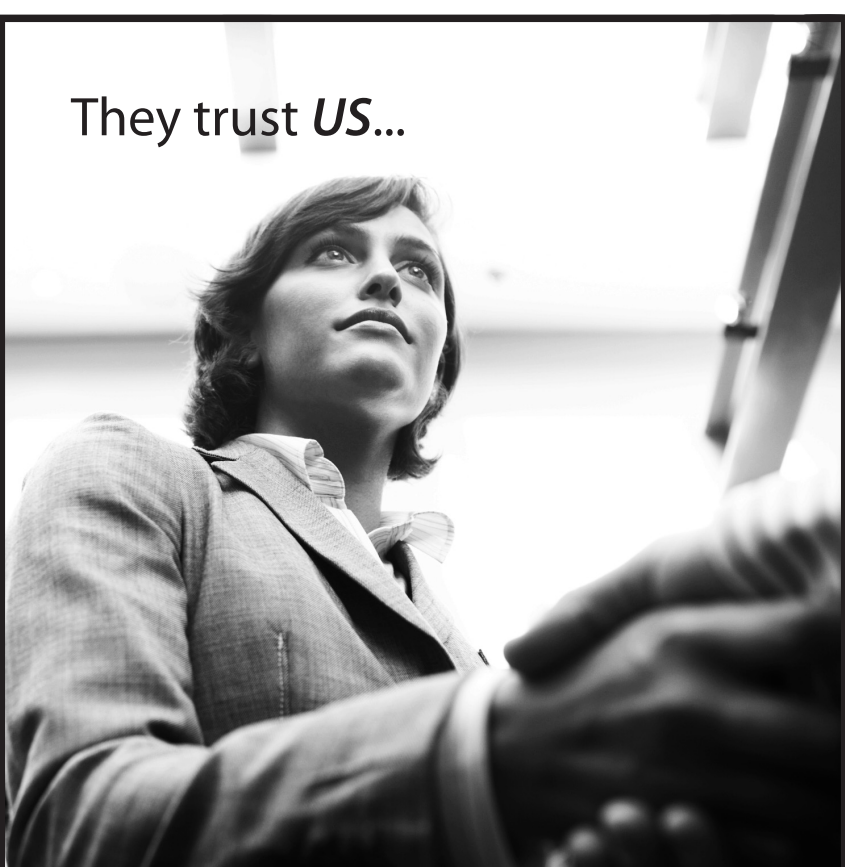


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