

**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

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No. 06

TABLE OF CONTENTS

59 CHESTER COUNTY REPORTS

MidAtlantic Farm Credit, ACA vs. Merritt

Open judgment – Explanatory comment to rule – New matter - Answer . . .39 (2011)

Classified Ads Page 8

Meeting Space
West Chester

Legal Notices

See Table of Contents 1

Chester County Law Reporter

(USPS 102-900)

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MidAtlantic Farm Credit, ACA vs. Merritt

Open judgment – Explanatory comment to rule – New matter - Answer

1. Under Pa. R. C.P. 237.3 (b), if the party against whom a default judgment is entered files a petition to open within 10 days of such entry, and he or she states a meritorious defense, the trial court must open the judgment.
2. In order to satisfy the meritorious defense requirement, the defendant need only plead a defense which, if proved at trial, would justify relief.
3. Pennsylvania R.C.P. No. 1031 provides that a counterclaim may be set forth in the answer. If a judgment is opened and defendant permitted to let in a defense, the counterclaim may be pleaded, subject, of course, to whatever objections and defenses plaintiff may have to the counterclaim.
4. A note to a rule or an explanatory comment is not a part of the rule but may be used in construing the rule. Where the note conflicts with case law, the case law prevails.
5. New matter is not a separate pleading; it is part of an answer. When considering a petition to open a judgment, averments in new matter are to be considered in determining whether or not the petition sets forth a meritorious defense.
6. The Court Held defendant's petition to open judgment is granted.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 10-05800;
MidAtlantic Farm Credit ACA vs. Linda Merritt

Steven Adams for Plaintiff

Thomas Schindler for Defendant

Shenkin, J., October 19, 2010:-

MIDATLANTIC FARM CREDIT, : IN THE COURT OF COMMON PLEAS
 ACA, Plaintiff : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 10-05800

LINDA MERRITT, :
 Defendant : CIVIL ACTION

Steven J. Adams, Esquire, Attorney for Plaintiff
 Thomas D. Schneider, Esquire, Attorney for Defendant

ORDER

AND NOW, this 19th day of October, 2010, upon consideration of defendant's petition to open judgment and plaintiff's response thereto, it is hereby ORDERED that the petition is GRANTED and the judgment is hereby OPENED and defendant is permitted to let in a defense.¹ Defendant shall have fifteen (15) days from the date of this order to file an answer with new matter to the complaint and a counterclaim substantially in form and substance as set forth in the attachment to the aforesaid petition.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

¹Judgment by default was entered on the docket on August 5, 2010. The petition to open was filed on August 16, 2010. As the 10th day following the entry of judgment was August 15, 2010, a Sunday, the petition filed on August 16, 2010, is entitled to the benefit of Pa.R.C.P. No. 237.3(b). The Superior Court has held "that under Rule 237.3(b), if the party against whom a default judgment is entered files a petition to open within 10 days of such entry, and he or she states meritorious defense, the trial court **must** open the judgment. See *Stauffer v. Hevener*, 881 A.2d 868, 870-71 (Pa.Super. 2005) (concluding that defendants satisfied Rule 237.3(b) requirements for opening default, where they filed petition to open within 10 days and raised meritorious defense); *Kruis v. McKenna*, 790 A.2d 322, 326 (Pa.Super. 2001) (noting that Rule 237.3(b) excuses petitioner from establishing first two prongs of common law standard, where petition is filed within 10 days of non pros)." *Attix v. Lehman*, 925 A.2d 864, 867 (Pa.Super. 2007)(emphasis added.) Similarly, "[i]f a petition to open is filed within ten days of entry of the judgment and is accompanied by a proposed answer offering a meritorious defense, the court 'shall' open the judgment. Pa.R.C.P. 237.3(b). In order to satisfy the meritorious defense requirement, the defendant need only plead a defense which, if proved at trial, would justify relief." *Estate of Considine v.*

Wachovia Bank, 966 A.2d 1148, 1152 (Pa.Super. 2009). In opposing the petition, plaintiff argues that Pa.R.C.P. No. 237.3 “does not authorize the late filing of new matter or the late filing of a counterclaim” Plaintiff’s brief at page 7. Parenthetically we note that plaintiff must have meant to refer to Pa.R.C.P. No. 237.3(b) as plaintiff acknowledges that a defendant who complies with all of the traditional requirements for opening a judgment, a situation also subject to Pa.R.C.P. No.237.3, may “file an untimely new matter or an untimely counterclaim.” *Id* at 7-8. It is at least arguable that a proposed counterclaim cannot be considered in determining whether or not defendant has a meritorious defense as a counterclaim is not, by its nature, a defense to an action but is a separate cause of action which a defendant has against a plaintiff. See Pa.R.C.P. No. 1031. But, we note, a counterclaim is not a separate pleading, it is part of an answer. Pennsylvania R.C.P. No. 1031 provides that a counterclaim may be “set forth **in the answer.**” (emphasis added.) We have no doubt, however, that if a judgment is opened and defendant permitted to let in a defense, the counterclaim may be pleaded subject, of course, to whatever objections and defenses plaintiff may have to the counterclaim. However, plaintiff’s argument with respect to the proposed new matter is, being overly kind, not well thought out. Plaintiff cites no case in support of his position. Plaintiff does cite to the note to Pa.R.C.P. No.237.3 but a “note to a rule or an explanatory comment is not a part of the rule but may be used in construing the rule.” Pa.R.C.P. No.129(e). Where the note conflicts with case law, the case law prevails. Moreover, plaintiff’s counsel has failed either in his legal research (or lack thereof) or in his professional obligation to bring to the attention of the court controlling authority in this jurisdiction contrary to the position which he has asserted. In the first place, new matter is not a separate pleading. It is part of an answer. For example, Pa.R.C.P. No. 1017 sets forth pleadings allowed and in subparagraph (a) states that “a complaint and an answer thereto” are allowed. No mention is made of “new matter” as a separate pleading. Then, in subparagraph (b), the rule discusses the situation in which “the answer **contains** new matter.” (emphasis added.) Moreover, the Superior Court has held that when considering a petition to open pursuant to Pa.R.C.P. No. 237.3(b), averments in new matter are to be considered in determining whether or not the petition sets forth a meritorious defense. “However, we conclude that the broad averments of contributory negligence in defendant’s answer and new matter are sufficient to plead a meritorious defense.” *Attix v. Lehman, supra*, at 867. Having reviewed the proposed answer and new matter, we conclude that if defendant can prove the facts alleged therein, she will have a defense to plaintiff’s claims.

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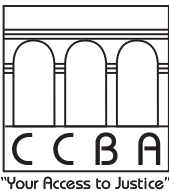
TABLE OF CONTENTS

LEGAL NOTICES

| | |
|--|----|
| Change of Name Notice | 2 |
| Corporation Notice | 2 |
| Dissolution Notice | 3 |
| Estate Notices 1st Publication | 4 |
| Estate Notices 2nd Publication | 5 |
| Estate Notices 3rd Publication | 5 |
| Fictitious Name | 8 |
| Nonprofit Corporation | 8 |
| Trust Notice | 9 |
| Notice of Writ of Scire Facias Sur Municipal Claim | 9 |
| Sheriff Sales | 11 |

3rd Publication

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 11-00617**

NOTICE IS HEREBY GIVEN that the name change petition of Nicholas Philip Memmo was filed in the above-named court and will be heard on February 14, 2011, at 9:30 AM, in Courtroom 16 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 19, 2011

Name to be changed from: Nicholas Philip Memmo to: Nicholas Philip Fanelli

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

BUSINESS CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended. The name of the corporation is: Conestoga Equipment Finance Corp.
DANA M. EDDIS, Solicitor
Stevens & Lee
620 Freedom Business Center
King of Prussia, PA 19406

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 7, 2011 for Urban Brownstone LLC, formed under the laws of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Corporation Law of 1988.

The registered office in Pennsylvania shall be located at c/o Lachall, Cohen & Sagnor, Chester County, Pennsylvania.

J. TIMOTHY ARNDT III, Solicitor
Lachall, Cohen & Sagnor
144 West Market Street
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 7, 2011 for Parking Economy LLC, in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The registered office in Pennsylvania shall be located at c/o Lachall, Cohen & Sagnor, Chester County, Pennsylvania.

J. TIMOTHY ARNDT III, Solicitor
Lachall, Cohen & Sagnor
144 West Market Street
West Chester, PA 19382

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 January 19, 2011 for Clonmell Renovations Inc, in accordance with the provisions of the Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Renovations

DONALD J. WEISS, Solicitor
6 Hilloch Lane
Chadds Ford, PA 19317

1st Publication**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of BEAVER CREEK REALTY, INC., a Pennsylvania corporation, that the corporation is voluntarily dissolving, and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors
2000 Market Street, 20th Floor
Philadelphia, PA 19103

DISSOLUTION NOTICE

Notice is hereby given to all interested persons or to any party who may be affected by Tall Trees at Springton, Inc. a Pennsylvania business corporation, with its registered office at 321 S. Valley Forge Road, Devon, PA 19333, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that said corporation is winding up its affairs in the manner prescribed by said law so that its corporate existence shall cease upon the filing of said Articles of Dissolution.

LAW OFFICES OF STEVEN M. ROMANO,
Solicitor
250 W. Lancaster Avenue, Suite 160
Paoli, PA 19301

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ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

BARKMAN, Joan M., late of Schuylkill Township. Marshall Barkman, Jr., care of ELLIOTT GOLDBERG, Esquire, 1800 E. Lancaster Avenue, 2nd Floor, Paoli, PA 19301, Executor. ELLIOTT GOLDBERG, Esquire, DiGiacomo, Goldberg & Levin, 1800 E. Lancaster Avenue, 2nd Floor, Paoli, PA 19301, atty.

BEARDSLEY, Mitchell W., a/k/a Mitchell Beardsley, late of Willistown Township. Pamela B. Merriman, care of IRWIN S. LOVE, Esquire, Five Radnor Corporate Center, Suite 450, Radnor, PA 19087, Executrix. IRWIN S. LOVE, Esquire, Five Radnor Corporate Center, Suite 450, Radnor, PA 19087, atty.

BURKE, Bernard S., late of Upper Uwchlan Township. Ottavia Burke, 2418 Copper Creek, Chester Springs, PA 19425, Administrator. RICHARD H. MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

CARNEVALINO, Ernest L., Sr., late of Willistown Township. Ernest L. Carnevalino, Jr. and Frank Carnevalino, care of CHARLES S. FRAZIER, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, Executors. CHARLES S. FRAZIER, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, atty.

DEL NEGRO, Albert E., late of Tredyffrin Township. Bernard J. D'Avella, Jr., care of DAVID B. PUDLIN, Esquire, One Logan Square, 27th Fl., Philadelphia, PA 19103, Executor. DAVID B. PUDLIN, Esquire, Hangley, Aronchick, Segal & Pudlin, P.C., One Logan Square, 27th Fl., Philadelphia, PA 19103, atty.

DETLEFSEN, Julia C., late of East Coventry Township. Martha D. Murphy, 1683 E. Cedarville Road, Pottstown, PA 19465, Executrix. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, PA 19464-5426, atty.

FRIEDMAN, Steven, late of West Chester. Roberta E. Friedman, 912 Roundlay Lane, West Chester, PA 19382, Executrix. DANIEL P. MANNIX, V, Esquire, Butler, Griffen & Mannix, 18 W. Market Street, West Chester, PA 19382, atty.

GEORGE, John, late of West Chester. Theodore Saddic, care of TOM MOHR, Esquire, 301 West Market Street, West Chester, PA 19382, Executrix. TOM MOHR, Esquire, TOM MOHR LAW OFFICE, P.C., 301 West Market Street, West Chester, PA 19382, atty.

GIAMPIETRO, Helen C., a/k/a Helen Giampietro, late of Borough of Phoenixville. Joanne B. Giampietro, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

LOGAN, Alice R., late of Honey Brook Township. William T. Logan, 44 Whitebark Lane, Bluffton, SC 29909, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MCDERMOTT, Lorraine A., late of West Goshen Township. Christa McDermott, care of JOHN A. GAGLIARDI, Esquire, One South Church Street, Suite 400, West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Swartz Campbell LLC, One South Church Street, Suite 400, West Chester, PA 19382, atty.

PETERS, John, late of West Goshen Township. Peter Y. Peters, 1082 Forest Road, West Chester, PA 19382 and Victoria P. McAvoy, 1822 Little Conestoga Road, Elverson, PA 19520, Executors. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

PHELPS, Timothy Ralph, late of Willistown Township. Stephany Phelps Fahey, care of ROBERT C. HOUP, Esquire, P.O. Box 1780, West Chester, PA 19380, Executrix. ROBERT C. HOUP, Esquire, P.O. Box 1780, West Chester, PA 19380, atty.

PHILLIPS, Freda Schindler, a/k/a Freda S. Phillips, late of Spring City. Lewis Phillips, 321 Broad Street, Spring City, PA 19475, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

RANZAU, Margaret J., late of Willistown Township. Margaret L. Callaghan, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

SMITH, Ruby, a/k/a Ruby Pearl Smith, late of Malvern. James J. Smith, Sr., 13 Hillbrook Circle, Malvern, PA 19432, Executor.

WRIGHT, Robert W., a/k/a Bob Wright, late of West Goshen Township. Deborah K. McGorry, 1379 Kirkland Avenue, West Chester, PA 19380, Executrix.

2nd Publication

DYNESKO, Joseph W.E., late of Coatesville. Maryann Dynesko, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executrix. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

HART, Rose Marie, late of Rehoboth Beach, Delaware. Lawrence J. Hart, Jr., 125 Beverly Drive, Kennett Square, PA 19348 and Susanne Hart Baugher, 102 Garden View Drive, Thorndale, PA 19372, Administrators. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.A., One Rodney Square, 920 North King Street, Wilmington, DE 19801, atty.

HOLMES, Richard Ladd, a/k/a Richard L. Holmes, late of West Goshen Township. Robert Morgan Hazard, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

JOHNSON, Mildred, a/k/a Mildred T. Johnson, late of East Coventry Township. Lee Ann Mihalcik, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

KEEHN, Jeffrey S., late of Coatesville. Claudia Keehn, care of ROBERT F. MORRIS, Esquire, 527 Plymouth Road, Suite 416, Plymouth Meeting, PA 19462, Administratrix. ROBERT F. MORRIS, Esquire, Morris and Clemm, PC, 527 Plymouth Road, Suite 416, Plymouth Meeting, PA 19462, atty.

MCKEE, Jane C., a/k/a Jane McKee, late of East Goshen Township. Ralph W. McKee, II, care of F. HARRY SPIESS, JR., Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087, Executor. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087, atty.

RADEN, Lee M., late of Charlestown Township. Paul L. Raden, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

3rd Publication

BLYTH, Kathryn Ramsay, a/k/a Kathryn R. Blyth, late of East Goshen Township. Richard B. Anthony, 595 Brinton Road, Wayne, PA 19087, Executor. RICHARD B. ANTHONY, Esquire, P.O. Box 337, Rosemont, PA 19010-0337, atty.

COCHRANE, Gloria C., late of West Brandywine Township. Michele Groce, 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, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

DUFF, Lawrence Anthony, late of Chester County. Mark J. Hermanovich, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DWYER, Joseph F., late of Borough of Malvern. Lazarus Kirifides, 4201 Edgemont Avenue, Brookhaven, PA 19015, Executor.

EAMES, Gregory, a/k/a Greg Eames, late of New London Township. Sheila Eames, care of THOMAS J. BURKE, JR., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003, Administratrix. THOMAS J. BURKE, JR., Esquire, Haws & Burke, 15 Rittenhouse Place, Ardmore, PA 19003, atty.

GATEWOOD, Carol M., late of Willistown Township. Jan R. Carr and Frederick M. Bodycomb, care of REARDON & ASSOCIATES, LLC, Esquire, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executors. REARDON & ASSOCIATES, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, atty.

GOLD, Daniel T., late of Borough of West Chester. Susan E. Gold, care of REARDON & ASSOCIATES, LLC, Esquires, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executrix. REARDON & ASSOCIATES, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, attys.

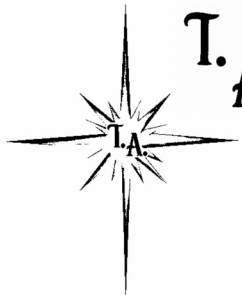
KAUFFMAN, Miriam L., late of East Goshen Township. Theodore G. Kauffman, care of ANTHONY MORRIS, Esquire, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, Suite 300, West Chester, PA 19382-2928, atty.

KILPATRICK, Catherine, a/k/a Catherine M. Kilpatrick, late of East Nantmeal Township. Helen Keefe, 3542 Conestoga Road, Glenmoore, PA 19343, Executrix. KATHLEEN K. GOOD, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LYONS, James E., late of Uwchlan Township. Patricia Lyons Conboy, care of HARRY J. DI DONATO, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. HARRY J. DI DONATO, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

MASTEN, Anna M., late of Kennett Square. Lawrence P. Masten Jr., 15 Briarcliffe Court, Newark, DE 19702, Executor. NICOLE J. PEREFEGE, Esquire, 929 South High Street, Suite 183, West Chester, PA 19382, atty.

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MAZEIKA, Theresa Regina, a/k/a Terry Mazeika, late of Devon. Anna May Knittel, 3163 Colony Lane, Plymouth Meeting, PA 19462, Executrix.

MILLER, Keith Margaret, a/k/a Keith M. Miller, late of Pottstown, East Coventry Township. Gary L. Miller, 102 Shed Road, Douglassville, PA 19518, Executor. LAURALEE F. DAMBRINK, Esquire, 110 Ellis Woods Road, Pottstown, PA 19465, atty.

PELTIER, Mark E., late of East Vincent Township. Nancy Peltier, 412 Reitnour Road, Spring City, PA 19475, Executrix. DAWN E. MILLER MEDVESKY, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

SCANLAN, John J., Jr., late of Willistown Township. Amanda S. Barton, 250 Barcladen Circle, Bryn Mawr, PA 19010, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, Ltd., 460 East King Road, Malvern, PA 19355, atty.

SMITH, Elinor B., late of East Goshen Township. Kenneth R. Werner, Kurtz B. Smith and Jocelyn Smith, 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.

THELEN, Edmund, late of Tredyffrin Township. Martha Betton and John A. Wetzel, care of JOHN A. GAGLIARDI, Esquire, One South Church Street, Suite 400, West Chester, PA 19382, Executors. JOHN A. GAGLIARDI, Esquire, Swartz Campbell LLC, One South Church Street, Suite 400, West Chester, PA 19382, atty.

TURPIN, Theodore H., late of West Chester. Joseph F. Myers, care of P. RICHARD KLEIN, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. P. RICHARD KLEIN, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

CHARLES T. DeTULLIO

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

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WILTSHIRE, Natalie M., late of Borough of Elverson. Lori K. Wiltshire, 183 Marion Road, York, PA 17403, Executrix. **JOHN D. FLINCHBAUGH**, Esquire, CGA Law Firm, 135 N. George Street, York, PA 17401, atty.

WITMAN, James P., late of Honey Brook Township. Tomas E. Witman, 1560 Walnut Road, Honey Brook, PA 19344, Executor. **GARY N. MOSKOVITZ**, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, 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

Heritage Reports, with its principal place of business at 1104 Lincoln Avenue, Phoenixville, PA 19460.

The application has been (or will be) filed on: October 18, 2010 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Ruth Simpson, 1104 Lincoln Avenue, Phoenixville, PA 19460.

THE UGLY MUTT RESTAURANT AND BAR, with its principal place of business at 562 Lincoln Street, Oxford, PA 19363.

The application has been (or will be) filed on: December 30, 2010.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Pub Partners, LLC, 562 Lincoln Street, Oxford, PA 19363.

WILLIAM J. SHEHWEN, III, Solicitor
203 West Chestnut Street
West Chester, PA 19380

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that an application was 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 1988 for the operation of a homeowners association.

The name of the corporation is **ROGER HUNT MILL HOMEOWNERS ASSOCIATION**.

Articles of Incorporation were filed January 14, 2011

GEORGE P. NOEL, Solicitor
25 East Second Street
P.O. Box 1590
Media, PA 19063

CLASSIFIED ADS SECTION

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2nd Publication**MILDRED B. ELTON AMENDED AND RESTATED TRUST**

Mildred B. Elton, Deceased

Late of the Township of Honey Brook, Chester County, PA

All persons indebted to said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to WILLIAM D. ELTON, Trustee, c/o CHARLES K. PLOTNICK, Esquire, 261 Old York Road, Suite 200, Jenkintown, PA 19046,

Or to his Attorney:

CHARLES K. PLOTNICK
Plotnick & Ellis, P.C.
261 Old York Road, Suite 200
Jenkintown, PA 19046

3rd Publication**NOTICE**

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

VALLEY FORGE SEWER AUTHORITY,

NO. 2010-05578-LN

vs.

BRIAN HIPWELL, CHRIS HIPWELL,
DAVID TOBER and WANDA WARNER

:
:
:
:
:
:

NOTICE

To Brian Hipwell, Chris Hipwell, David Tober and Wanda Warner:

You are hereby notified that on November 10, 2010 Plaintiff, Valley Forge Sewer Authority, filed a Praecipe for Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 133 Orchard Lane, East Pikeland Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 26-4D-8, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before fifteen (15) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof.

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, THURSDAY, FEBRUARY 17, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON TUESDAY, MARCH 17, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 11-2-92
Writ of Execution No. 08-09148
DEBT \$225,000.00

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, described according to a Record Plan of Shadow Oak, First Valley Forge Corporation, made by Yerkes Associates, Inc., dated September 15, 1977, last revised October 16, 1978, as follows, to wit:

BEGINNING at a point on the southerly side of Shadow Oak Drive, said point being the northwesterly corner of Lot No. 15 as shown on said Plan and the northeasterly corner of the about

to be described Lot; thence from said point of beginning continuing along said Lot No. 15, south 14 degrees 55 minutes 42 seconds east, 332.45 feet to a point in line of Lot No. 18; thence extending along Lot No. 18, south 62 degrees 55 minutes west, 120 feet to a point, a corner of Lot No. 17, as shown on said Plan; thence along Lot No. 17, north 52 degrees 2 minutes 35 seconds west, 276.61 feet to a point on the aforementioned southerly side of Shadow Oak Drive; thence along said southerly side, along the curve of a circle curve having a radius of 325 feet, the arc distance of 224.04 feet, measured by a chord the bearing of which is north 43 degrees 10 minutes east, and the length of which is 219.65 feet to a point; thence north 62 degrees 55 minutes east, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on said Plan.

BEING further identified as Chester County Tax Parcel Index No. 43-9A-5 as shown on the assessment map in the Records of Chester County, Pennsylvania.

PLAINTIFF: Mohan & Vasanthalaxmi Krishnan

VS

DEFENDANT: **JOYE McDONALD-HAMER**

SALE ADDRESS: 1360 Shadow Oak Drive, Malvern, PA 19355

ORIGINATOR: **MOHAN & VASANTHALAXMI KRISHNAN**

SALE NO. 11-2-93
Writ of Execution No. 06-08217
DEBT \$200,896.55

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate, lying and being in the Borough of Downingtown, County of Chester and Commonwealth of Pennsylvania.

BEING known as Parcel #11-8-293

BEING more commonly known as 15 Cherry Street.

BEING further the same land and premises which Marisa A. Giunta, by a Deed dated 06/21/02 and recorded 06/21/02 in Deed Book 5311, page 764 did grant and convey unto Jeffrey S. Kientzler, a married man.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JEFFREY S. KIENTZLER (REAL OWNER & MORTGAGOR) & DONNA KIENTZLER (MORTGAGOR)**

SALE ADDRESS: 15 Cherry Street, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHRISTOPHER A DENARDO, 610-278-6800**

SALE NO. 11-2-94

Writ of Execution No. 09-13451

DEBT \$96,273.93

BY virtue of a Writ of Execution No. 09-13451

OWNER(S) of property situate in the Borough of Parksburg, Chester County, Pennsylvania, being 524 West 1st Avenue, Parkesburg, PA 19365-1206

UPI No. 08-05-0083

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$96,273.93

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **STANLEY R. and GIZELLA H. PITNER**

SALE ADDRESS: 524 West 1st Avenue, Parkesburg, PA 19365

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

SALE NO. 11-2-95

Writ of Execution No. 10-06886

DEBT \$153,951.52

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania and described according to a Plan thereof, made by Jerre R. Trout, registered engineer, dated 10/18/1949, as follows, to wit:

BEGINNING at a point on the title line in the bed of Park Street (45 feet wide) at the distance of 193.5 feet southeastwardly measured along said title line from its point of intersection with the center line of North Fourth Street; thence extending north 26 degrees 3 minutes east crossing the northeasterly side of Park Street, 140.3 feet to a point; thence extending south 64 degrees, 19 minutes east, 59 feet to a point; thence extending south 26 degrees, 3 minutes west, recrossing the northeasterly side of Park Street, 140.68 feet to a point on the aforesaid title line in the bed of Park Street; thence extending north 63 degrees, 57 minutes west along said title line in the bed of Park Street, 59 feet to the first mentioned point and place of beginning.

UPI Number 6-5-28.

ADDRESS: 421 Park Street, Oxford,

PA 19363

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **DELFINO CHAVEZ and MIGUEL CHAVEZ-MEDRANO**

SALE ADDRESS: 421 Park Street, Oxford, PA 19363

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

SALE NO. 11-2-96

Writ of Execution No. 08-11406

DEBT \$160,983.70

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a map of property of Alexander C. Shand made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated November 25, 1949, and revised as to this Lot, June 13, 1950, as follows, to wit:

BEGINNING at a point in the title line in the bed of Old Lancaster or Conestoga Road (forty feet wide) at the distance of one thousand twenty-six feet and forty six one hundredths feet measured southeastwardly along the title line in the bed of Old Lancaster or Conestoga Road from its intersection with the middle line of Valley Forge Road (forty feet wide) leading to the north; thence extending along the title line in the bed of Old Lancaster or Conestoga Road, south seventy eight degrees, sixteen minutes east, one hundred thirty-six feet and nineteen one-hundredths feet to a spike; thence leaving Old Lancaster Conestoga Road and extending along land now or late of Parcy L. Neal, north one degree, twenty six minutes east, two hundred twenty seven feet and twenty five one hundredths feet to a point; thence extending north four degrees, thirty seven minutes east sixty seven feet and eight one hundredths feet to an iron pin, thence extending north eighty four degrees, twenty one minutes west, ninety five feet and eighty one hundredths feet to an iron pin, a corner of Lot #13; thence extending along the said Lot #13, south ten degrees, five minutes, twenty seconds west, two hundred eighty feet and two one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #14 on the above mentioned Plan, containing seven hundred fifty-one one-hundredths (0.751) acres.

BEING the same premises which Paul

M. Alexander by indenture bearing even dated the 3rd day of June A.D. 1998 and intended to be forthwith recorded in the Office for the Recording of Deeds in and for the County of Chester, Commonwealth of Pennsylvania, granted and conveyed unto Theresa B. Shackleford and Michael R. Shackleford, in fee.

TAX Parcel #43-11E-50

BEING known as: 15 Conestoga Road,
Devon, PA 19333

PLAINTIFF: U.S. Bank National
Association as Trustee for Structured Asset
Securities Corporation SASCO Mortgage Loan
Trust 202-12 Mortgage Pass-Through Certificates
Series 2002-12

VS

DEFENDANT: **MICHAEL R.
SHACKLEFORD & THERESA B. SHACKLE-
FORD aka THERESA A. SHACKLEFORD**

SALE ADDRESS: 15 Conestoga Road,
Devon, Pa 19333

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

SALE NO. 11-2-97

Writ of Execution No. 10-05715

DEBT \$152,772.07

ALL THAT CERTAIN lot of ground on the east side of a double stone dwelling house erected thereon, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania and described as follows.

BEGINNING at a point on the south curb line of East Chestnut Street which said point is one hundred eighty and seventy five one-hundredths feet westwardly along said curb line from its point of intersection with the east curb line of North Sixth Avenue; thence south five degrees twenty three minutes east along land now or late of Edward B. Roper and wife, one hundred fifty one and sixty eight one-hundredths feet to a point in the north line of Diamond Street; thence along the north line thereof south eighty four degrees thirty seven minutes west twenty one and seventy nine and one hundredths feet to a point a corner of land now or late of Hector A. McLean and wife; thence along same north five degrees twenty three minutes west passing through the division wall between the house hereby conveyed and the house immediately adjoining on the west one hundred fifty one and sixty eight one hundredths feet to the south curb line of East Chestnut Street aforesaid; thence along the south curb line of East Chestnut Street north eighty four degrees thirty seven minutes east twenty one and seventy nine one hun-

dredths feet to the place of beginning.

BEING UPI #16-6-189

PROEPRTY address: 582 East
Chestnut Street, Coatesville, PA 19320

PLAINTIFF: U.S. Bank National
Association as Trustee for the Pennsylvania
Housing Finance Agency

VS

DEFENDANT: **JESSICA REECE**

SALE ADDRESS: 582 E. Chestnut St.,
Coatesville, Pa 19320

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

SALE NO. 11-2-98

Writ of Execution No. 10-00237

DEBT \$620,523.11

ALL THAT CERTAIN lot or piece of ground, situate in Thornbury Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Thornbury Knoll, prepared by Eastern States Engineering Inc., dated 6/18/1989 and last revised 10/8/1991 and recorded in Chester County Plan #11504, as follows, to wit:

BEGINNING at a point on the north-westerly side of Casey Lane as shown on said plan, a corner of Lot No. 7 on said Plan; thence extending along the northwesterly changing to the south-westerly side of Casey Lane on the arc of a circle curving to the left having a radius of 75 feet the arc distance of 127.46 feet to a point of reverse curve; thence still along the southwesterly side of Casey Lane on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 46.36 feet to a point to tangent; thence still along the same south 37 degrees, 28 minutes, 23 seconds east, 34.09 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 49.71 feet to a point of compound curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the northeasterly side of Militia Hill Drive (50 feet wide); thence extending along the same north 79 degrees, 53 minutes, 00 seconds west, 102.23 feet to a point of curve; thence extending along the northeasterly, changing to the northwesterly side of Militia Hill Drive on the arc of a circle curving to the left having a radius of 925 feet the arc distance of 271.70 feet to a point; thence extending along open space on said Plan, north 06 degrees, 42 minutes, 46 seconds west, 256.51 feet to a point; thence extending along Lot No. 7, aforementioned, south 83

degrees, 13 minutes, 58 seconds east, 272.05 feet to the point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING No. 667 Casey Lane.

PARCEL #66-3-5.2F

UNDER and subject to certain restrictions as of record.

BEING known as: 667 Casey Lane, West Chester, PA 19382.

BEING the same premises which David A. Orlando, by Deed dated February 13, 1998 and recorded February 26, 1998 in and for Chester County, Pennsylvania, in Deed Book Volume 4306, Page 1709, granted and conveyed unto David A. Orlando and Colleen M. Orlando, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the holders of CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-5

VS

DEFENDANT: **DAVE and COLLEEN M. ORLANDO**

SALE ADDRESS: 637 Casey Lane, West Chester, PA 19382

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

SALE NO. 11-2-101

Writ of Execution No. 10-09439

DEBT \$154,161.13

ALL THAT CERTAIN property in the Spring City Borough, County of Chester and Commonwealth of Pennsylvania, UPI #14-02-0033.020, being more fully described in Deed dated June 12, 1997, and recorded June 25, 1997, in the land records of the County and Set set forth above, in Deed Book 4194, Page 804.

BEING known as: 527 North Cedar Street, Spring City, PA 19475

PROPERTY ID No.: 14 02 0033 020 (14-2-33.2)

TITLE to said premises is vested in Maria H. Carreon by Deed from Louise E. Carreon and Maria H. Carreon dated 06/12/1997 recorded 06/25/1997 in Deed Book 4194 Page 0804.

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

VS

DEFENDANT: **MARIA H. CARREON**

SALE ADDRESS: 527 North Cedar Street, Spring City, PA 19475

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

SALE NO. 11-2-103

Writ of Execution No. 10-08681

DEBT \$142,614.82

ALL THAT CERTAIN lot or piece of ground, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a site plan of Beaver Run Subdivision, made for Wedgewood Associates, made by Yerkes Associates, Inc., Surveyors, West Chester, PA, dated 1/17/1979, and last revised 5/3/1979, said plan being recorded in the Office for the Recording of Deeds of Chester County as Plan No. 2323, as follows, to wit:

BEGINNING at a point on the northerly side of Carlson Way (50 feet wide), said point being a corner of Lot No. 8 on said Plan; thence extending from said beginning point, north 02 degrees 39 minutes 16 seconds west, along same 131.95 feet to a point on the southerly side of G O Carlson Boulevard (80 feet wide), thence extending, north 87 degrees 20 minutes 44 seconds east, along same 86.10 feet to a point in the center line of a 20 feet wide easement, also a corner of Lot 10 on said Plan; thence extending, south 02 degrees 39 minutes 16 seconds east, along same along said center line 135.21 feet to a point of curve on the northerly side of Carlson Way; thence extending on an arc of a circle curving to the left, having a radius of 50 feet, an arc distance of 10.57 feet to a point of reverse curve; thence extending on an arc of a circle curving to the right, having a radius of 50 feet, an arc distance of 42.05 feet to a point of reverse curve; thence extending on an arc of a circle curving to the left, having a radius of 175 feet, an arc distance of 37.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 on said Plan.

TITLE to said premises is vested in Christine Taylor and Peter E. Taylor, husband and wife, by Deed from Dennis P. Watto and Andrea Watto, husband and wife, dated October 9, 1998 and recorded October 22, 1998 in Deed Book 4440, Page 2353.

PREMSIES being known as: 48 Carlson Way, Downingtown, Pennsylvania 19335.

TAX I.D. #: 39-2-86.44

PLAINTIFF: Everhome Mortgage Co
VS

DEFENDANT: **CHRISTINE & PETER E. TAYLOR**

SALE ADDRESS: 48 Carlson Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **EDWARD CONWAY, 215-798-1010**

SALE NO. 11-2-105
Writ of Execution No. 09-10827
DEBT \$1,180,516.97

ALL THAT CERTAIN lot or piece or parcel of land with the improvements thereon erected.

SITUATE in New Garden Township, Chester County, Pennsylvania, known as Lot No 948, Section F of an As-Built Plan of Hartefeld, Sections F, made by Hillcrest Associates, Inc., dated 11/29/2004, bounded and described as follows, to wit:

BEGINNING at an interior point on the northerly side of Pine Valley Drive, said point being measured the following 3 courses and distances from a point on the easterly side of Sharp Road, (1) along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent, (2) north 86 degrees 13 minutes 21 seconds east 43.80 feet to a point, (3) north 03 degrees 46 minutes 39 seconds west 26.26 feet to the place of beginning, thence extending from said point of beginning and extending the following 6 courses and distances: (1) south 86 degrees 36 minutes 31 seconds west 18.6 feet to a point, (2) north 03 degrees 23 minutes 29 seconds west 60.4 feet to a point; (3) north 86 degrees 36 minutes 31 seconds east 38.1 feet to a point, (4) south 03 degrees 23 minutes 29 seconds east 58.8 feet to a point, (5) south 86 degrees 36 minutes 31 seconds west 19.5 feet to a point, (6) south 03 degrees 23 minutes 29 seconds east 1.6 feet to the first mentioned point and place of beginning.

CONTAINING .0521 acres more or less

BEING UPI 60-4-521
RESIDENTIAL dwelling
PLAINTIFF: Longview Tattersall LLC
VS

DEFENDANT: **KENNETH C. & JOYCE HELLINGS**

SALE ADDRESS: 101 Valley Drive, Avondale, Pa. 19311

PLAINTIFF ATTORNEY: **JOHN J. CUNNINGHAM, IV, 610-430-8000**

SALE NO. 11-2-106
Writ of Execution No. 08-11516
DEBT \$133,803.03

ALL THAT CERTAIN piece, parcel or tract of land with the double frame dwelling house thereon erected and known as No. 6 Walnut Street, situate in the Borough of Parkesburg, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of a 13 feet wide alley which said point is the northwest corner of land now or late of Asher M. Hawk and which said point of beginning is 79.56 feet westwardly along the south line of said alley from the point of intersection of the south line of said alley with the center line of West Street; thence along land now or late of Asher M. Hawk, south 10 degrees 23 minutes east, a distance of 65.97 feet to a point in the north line of South Alley; thence along the north line of South Alley, south 79 degrees 37 minutes west, a distance of 42.96 feet to a corner of land now or late of Alton J. Connell and wife; thence along the same, north 10 degrees 23 minutes west, a distance of 65.97 feet to a point in the south line of the 13 feet wide alley first above mentioned; thence along the south line of said alley, north 79 degrees 37 minutes east, a distance of 42.96 feet to the point of beginning.

CONTAINING 2,834 square feet of land, be the same more or less.

TITLE to said premises is vested in Jose L. Cruz and Sonia Cruz, h/w, by Deed from Henry A. Tober, Jr., executor of the Estate of Ethel M. Tober, deceased, dated 06/30/2003, recorded 07/18/2003 in Book 5792, Page 182.

UPI #08-5-106

BEING known as the premises of 407 Walnut Street, Parkesburg, PA 19365-1427

RESIDENTIAL property

SEIZED in execution as the property of Sonia Cruz and Jose L. Cruz on Judgment No. 08-11516

PLAINTIFF: US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1

VS

DEFENDANT: **SONIA CRUZ and JOSE L. CRUZ**

SALE ADDRESS: 407 Walnut Street, Parkesburg, Pa. 19365-1427

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

SALE NO. 11-2-107
Writ of Execution No. 09-09633
DEBT \$460,739.08

BY virtue of a Writ of Execution No. 2009-09633-CO

OWNER(S) of property situate in West Goshen Township, Chester County, Pennsylvania, being 1229 Hamilton Drive, West Chester, PA 19380-3307

UPI No. 52-2-199

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$460,739.08

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16, Mortgage Pass Through Certificates, Series 2006-16

VS

DEFENDANT: **CYNTHIA J. CASLIN and THOMAS P. CASLIN**

SALE ADDRESS: 1229 Hamilton Drive, West Chester, Pa. 19380-3307

PLAINTIFF ATTORNEY: **JENINE R. DAVEY, 215-563-7000**

SALE NO. 11-2-108
Writ of Execution No. 10-09461
DEBT \$745,786.55

ALL THAT CERTAIN Lot or piece of ground, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Wyckfield, made by Chester Valley Engineers, Inc., dated 4/29/88, last revised 12/20/89 and recorded in Chester County as Plan #10112-10115, as follows, to wit:

BEGINNING at a point on the westerly side of Turnbridge Lane, a corner of Lot #10, thence extending along same north 77 degrees 36 minutes 01 seconds west 221.10 feet to a point in the line of lands of others, thence extending along same, north 16 degrees 21 minutes 45 seconds east 155.00 feet to a point to the line of Lot #12, thence extending along same south 73 degrees 38 minutes 36 seconds east 215.73 feet to a point on Turnbridge Lane, thence extending along same, along the arc of a circle curving to the left with a radius of 2025 feet the arc distance of 139.85 feet to the point and place of beginning.

BEING Lot #11 on said Plan.

BEING Chester County Tax Parcel No. 42-3-255.

BEING known as: 10 Turnbridge Lane,

Malvern, PA 19355

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **RALPH K. TANG**

SALE ADDRESS: 10 Turnbridge Lane, Malvern, Pa. 19355

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

SALE NO. 11-2-109
Writ of Execution No. 10-09551
DEBT \$179,108.23

ALL THAT CERTAIN individual one-half interest in and to a lot of land which is erected the south house of a block of two dwelling houses situated in the city of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of Fifth Avenue on hundred eight-three and eighty-seven one-hundredths (183.87) feet south of the south curb one of Walnut Street, measuring on the said west curb line of Fifth Avenue southwardly thirty and eight hundred thirty-eight, one-hundredths (30.838) feet and extending back westwardly between parallel lines of that width at right angles to said Fifth Avenue, one hundred fifty (150) feet to the east line of Thompson Place.

BOUNDED on the north by land now or late of W.A. Parke Thompson, on the east by the west curb line of Fifth Avenue on the south by land now or late of Maurice Handwork and on the west by the east curb line of Thompson Place.

CONTAINING forty-six hundred and twenty-five and seven-tenths (4625.7) square feet, be the same more or less, the north line of this Lot passes through the middle of the division partition in said block of two frame dwelling houses.

TOGETHER with the free and common use, right, liberty, and privilege of water pipe which extends through the above described premises to the premises in the rear on the south side of Alley A. Crossing Thompson Place, it being understood that the grantees and/or their heirs and assignees shall be obliged by pay all charges for water used at the above described premises.

AND together with the right, liberty and privilege of the said grantees the heirs and assign of entering the said premises to make any necessary repairs to the said pipe. The cost of such repairs to be borne by the servient tenement.

FOR informational purposes only:

BEING known as 126 South Fifth Avenue.

TAX Parcel #16-6-902

PROPERTY address: 126 South 5th Avenue, Coatesville, PA 19320

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Jesse E. Hinckley

By Deed from Jessie E. Hinckley and Heidi L. Hinckley, h/w.

Dated: 07/14/2008 and recorded: 02/11/2009

Book: 7588 Page: 475

Document: 10900634

PLAINTIFF: BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **JESSE E. HINCKLEY**

SALE ADDRESS: 126 South 5th Avenue, Coatesville, Pa. 19320

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

SALE NO. 11-2-110

Writ of Execution No. 10-00456

DEBT \$158,396.02

ALL THAT CERTAIN tract or land, situated in West Nottingham Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey thereof made November 17, 1966, by G.E. Regester, Jr. and Sons, Surveyors.

BEGINNING at a p.k. nail set at the point formed by the intersection of the center lines of West Nottingham Township Roads T-303 and T-312; thence extending along the center line of Road T-303 south 80 degrees 35 minutes west 582.58 feet to a p.k. nail and south 79 degrees 47 minutes west 81.35 feet to a p.k. nail set at a corner of lands about to be conveyed by Clarence P. Jones and Lora F. Jones, his wife, to Richard H. Bradley and William Bradley, co-partners trading as Bradley's Truck Parts; thence leaving said Road T-303 and extending along the lands about to be conveyed by Clarence P. Jones and Lora F., his wife, to Richard H. Bradley and William Bradley, co-partners trading as Bradley's Truck parts, the following courses and distances: north 07 degrees 19 minutes west 493.53 feet to an iron pin (crossing over another iron pin set 18.50 feet from the center line of Road T-303 on said course of north 7 degrees 19 minutes east) and south 72 degrees east 612.53 feet to a spike in the center line of Road T-312 (crossing over another iron pin set approximately 54 feet from the center line of Road T-312

on said course of south 72 degrees 25 minutes east); thence extending along the center line of Road T-312, the following courses and distances south 9 degrees 50 minutes west 42.33 feet to a p.k. nail, south 20 degrees 8 minutes west 109.45 feet to a p.k. nail and south 12 degrees 41 minutes west 85.06 feet to the p.k. nail marking the point of beginning.

CONTAINING approximately 4.278 acres.

BEING the same premises which Howard E. Hamm and Ella R. Hamm by Deed dated August 20, 2003 and recorded September 12, 2003 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5887, Page 487, granted and conveyed unto Rogelio Vivero and Marta E. Vivero.

TO be sold as the premises of Rogelio Vivero and Marta E. Vivero.

BLR #68-6-82.1

KNOWN as 225 E. Ridge Road, W. Nottingham Township, Nottingham, Chester County, Pennsylvania.

IMPROVEMENTS to property: 2 double mushroom houses, a detached dwelling, two mobile homes and other improvements.

PLAINTIFF: National Loan Investors, LP, Successor in Interest to and Assignee of the Peoples Bank of Oxford, a Division of National Penn Bank

VS

DEFENDANT: **ROGELIO VIVERO and MARTA E. VIVERO**

SALE ADDRESS: 225 East Ridge Road, Nottingham, Pa. 19362

PLAINTIFF ATTORNEY: **GEORGE J. SHOOP, 610-372-3500**

SALE NO. 11-2-111

Writ of Execution No. 10-08026

DEBT \$154,721.30

ALL THAT CERTAIN lots of land situated, lying and being in Valley Township, County of Chester, Commonwealth of Pennsylvania, known and designated as Lot Nos. 78 and 79 on a tract called Steel City Addition No. 2, a map or plan of which is recorded in the Office for the Recording of Deeds in and for the County of Chester aforesaid in Plan Book No. 1 at Page 94, particularly described as follows:

FRONTING on the south side of Spruce Street forty feet and extending back southwardly between parallel lines of that width at right angles to said Spruce Street one hundred twenty feet to the north line of a fifteen feet wide alley.

CONTAINING forty eight hundred square feet of land, be the same more or less.

BEING UPI #38-5F-174.

BEING known as: 57 Spruce Street, Coatesville, PA 19320

PLAINTIFF: PNC Mortgage, A Division of PBC Bank National Association S/B/M National City Mortgage A Division of National City Bank

VS

DEFENDANT: **ERASTO S. CASTANEDA**

SALE ADDRESS: 57 Spruce Street, Coatesville, Pa. 19320

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

SALE NO. 11-2-112

Writ of Execution No. 09-12216

DEBT \$231,766.77

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Exton Station Phase II made by Momenec King Associates, Consulting Engineers, dated 5/19/1986 last revised 5/22/1987 and recorded as Plan #6873, as follows, to wit:

BEGINNING at a point marking the southwest corner of the area of Unit #5, said point being the following 4 courses and distances measured from the intersection of the center line of South Pullman Drive and the center line of Harriman Court; (1) north 17 degrees 38 minutes west 76.94 feet; (2) south 72 degrees 22 minutes west 42.00 feet; (3) north 60 degrees 40 minutes west 80.00 feet and (4) south 29 degrees 20 minutes west 4.00 feet; thence from said beginning point along the center line of the common wall separating Units 4 & 5, south 29 degrees 20 minutes west 36.00 feet to a point; thence along the back area of Unit 5 north 60 degrees 40 minutes west, 18.00 feet to the center line of the common wall separating Units 5 & 6; thence along the same north 29 degrees 20 minutes east 36.00 feet to a point; thence along the front area of Unit #5, south 60 degrees 40 minutes east 18.00 feet to the first mentioned point and place of beginning.

BEING Unit 5 as shown on said Plan

TITLE to said premises is vested in Tara H. Reeves and William P Reeves by deed from Tara H. Reeves dated April 21, 2005 and recorded August 12, 2005 in Deed Book 6582, Page 1718.

PREMISES being known as: 1061

Harriman Court, West Whiteland, Pennsylvania 19380.

TAX I.D. #: 41-5-719

PLAINTIFF: BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP

VS

DEFENDANT: **TARA H. REEVES and WILLIAM P. REEVES**

SALE ADDRESS: 1061 Harriman Court, West Chester, Pa. 19380

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

SALE NO. 11-2-113

Writ of Execution No. 10-03783

DEBT \$628,015.45

ALL THAT CERTAIN lot or piece of ground situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Property C. Edwin Johnson made by Comstock & Stapleton, registered land surveyors, dated 06/14/1974 recorded in Chester County as Plan #101, as follows:

BEGINNING at a spike on the title line in bed of Crawford Road (T-430) (33 feet wide existing 50 feet wide proposed) a corner of Parcel No. 1 on said Plan; thence containing along the title line in bed of Crawford Road, north 06 degrees 12 minutes 30 seconds east 376.66 feet to a spike, a corner of lands of Wm F. Steimert; thence along said lands the 4 following courses and distances: (1) south 88 degrees 27 minutes east crossing the easterly side of Crawford Road 252.80 feet to a point (2) south 89 degrees 02 minutes east 354.70 feet to an existing iron pipe; (3) south 00 degrees 23 minutes east 17.70 feet to a point; (4) north 69 degrees 22 minutes east 182.55 feet to an existing iron pin in line of lands of Donald Anthony; thence along same south 05 degrees 04 minutes 30 seconds west 171.2 feet to an existing iron pipe in line of land of Thomas C. McKeever, thence along same south 01 degrees 49 minutes east 258.02 feet to an iron pin, a corner of Parcel No. 1 aforesaid; thence along same north 88 degrees 36 minutes 40 seconds west recrossing the easterly side of Crawford Road 805.80 feet to the first mentioned spike and place of beginning.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, right, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the

reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

TITLE to said premises is vested in David E. Goldschmidt by Deed from Ronald W. Tipton dated November 17, 2006 and recorded November 20, 2006 in Deed Book 7012, Page 289.

PREMISES being known as: 161 Crawford Road, Downingtown, Pennsylvania 19335.

TAX I.D. #: 30-03-0048-100

PLAINTIFF: Household Finance Consumer Discount Company
VS

DEFENDANT: **DAVID E. GOLDSCHMIDT**

SALE ADDRESS: 161 Crawford Road, Downingtown, Pa. 19335

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

SALE NO. 11-2-114

Writ of Execution No. 10-05711

DEBT \$193,840.12

ALL THAT CERTAIN tract of land, with the two story single dwelling house designated as No. 312 Norwood Street thereon erected, situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in an alley (Mifflin Street) two hundred and five-tenths feet eastward from the center line of High Street measured along the center line of said alley; thence by remaining land of the grantor; north eight degrees thirty minutes west seventy-two and two-tenths feet to a point; thence along other land of the grantor, being Tract No. 3 hereinafter referred to, north eight degrees west one hundred thirty-nine and eight-tenths feet to a point in the middle of Third Avenue not yet opened; thence along the same north eighty-two degrees thirty minutes east one hundred ten and seven-tenths feet to a corner of land of Raymond N. Neighbor; thence along the same south eight degrees east ninety feet to a point and north eighty-two degrees thirty minutes east two hundred eight and eight tenths feet to a point in Norwood Street; thence along the same south eight degrees east one hundred thirty feet to a point in said street, the center line of the aforesaid alley (Mifflin Street), thence along the same south eighty-one degrees thirty minutes west three hundred and two-tenths feet to the place of beginning.

BEING UPI Number7-3-106.

BEING known as: 312 Norwood Street, Atglen, PA 19310

PROPERTY ID No.: 07-03-0106

UPI No.: 7-3-106

TITLE to said premises is vested in Matthew and Kristen Defrost, husband and wife, as tenants by the entirety by Deed from Cyndy D. Domsohn dated 11/28/2006 recorded 11/30/2006 in Deed Book 7020 Page 1715.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4
VS

DEFENDANT: **MATTHEW DeFOREST and KRISTEN DeFOREST**

SALE ADDRESS: 312 Norwood Street, Atglen, Pa. 19310

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

SALE NO. 10-2-115

Writ of Execution No. 09-03523

DEBT \$318,591.91

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Record Plan of Watch Hill made by Yerkes Associates, Inc., 101 Charles Drive, Box 1080, Bryn Mawr, PA 19010 dated 9-16-1987 last revised 11-2-1988 and recorded as Plans #7894 through #7897 as follows, to wit:

BEGINNING at a point on the northerly side of Watch Hill Road (50 feet wide), a corner of Lot #15 on said Plan; thence extending along said Lot, north 12 degrees 32 minutes east 331.36 feet to a point in line of Open Space (east); thence extending south 77 degrees 28 minutes east 130.00 feet to a point, a corner of Lot #13; thence extending along said Lot, south 12 degrees 32 minutes crossing a 30 feet wide storm drainage easement, 331.36 feet to a point on the northerly side of Watch Hill Road; thence extending along same, north 77 degrees 28 minutes west 130.00 feet to the first mentioned point and place of beginning.

PROPERTY address: 267 Watch Hill Road, Exton, PA 19341

PARCEL No.#41-02-0120

PLAINTIFF: Wachovia Mortgage Corporation
VS

DEFENDANT: **STANLEY EDWARDS**

SALE ADDRESS: 267 Watch Hill

Road, Exton, Pa. 19341

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

SALE NO. 11-2-116

Writ of Execution No. 10-09657

DEBT \$352,396.64

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 M.R. 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 in the center line of Waterloo Road from its intersection with the center line of First Avenue (northern leg extending southwest from Waterloo Road) the two following courses and distance: (1) south, ? 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 1 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 known as Lot #5 on said Plan.

BEING UPI #55-21-231.

BEING the same premises which James v. Heffernan and Virginia A. Heffernan, husband and wife (parents), by indenture bearing date 4/19/2002 and recorded 5/2/2002 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 5271 Page 645 etc., granted and conveyed unto Joseph E. Kravitz and Margaret H. Kravitz (child), in fee.

BEING known as: 124 Waterloo Avenue, Berwyn, PA 19312

PROPERTY ID No.: 55-02L-0231

TITLE to said premises is vested in Joseph E. Kravitz and Margaret H. Kravitz, (child) as tenants by entireties by Deed from James V. Heffernan and Virginia A. Heffernan dated 04/19/2002 recorded 05/02/2002 in Deed Book 5271 Page 645.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2007-He-1 Mortgage Pass Through

Certificates, Series 2007-HE-1.

VS

DEFENDANT: **JOSEPH E. KRAVITZ and MARGARET H. KRAVITZ**

SALE ADDRESS: 124 Waterloo Avenue, Berwyn, Pa. 19312

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

SALE NO. 11-2-117

Writ of Execution No. 10-06885

DEBT \$383,068.85

BY virtue of a Writ of Execution No. 10-06885

OWNER(S) of property situate in the Township of East Coventry, Chester County, Pennsylvania, being 675 Ridge Road, Spring City, PA 19475-9685

UPI No. 18-6-9.2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$383,068.85

PLAINTIFF: Litton Loan Servicing, L.P.

VS

DEFENDANT: **CYNTHIA MARTORANA and RUDY MARTORANA**

SALE ADDRESS: 675 Ridge Road, Spring City, Pa. 19475-9685

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

SALE NO. 11-2-118

Writ of Execution No. 10-04820

DEBT \$189,317.30

ALL THAT CERTAIN tract or piece of ground situate in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, described according to a certain plan known as "Hill Side" made by C.T. Slack, Professional Engineer, dated April 28, 1956, as follows:

BEGINNING at a point on the south-easterly side of Lafayette Avenue at the distance of 599.32 feet southwestwardly from the southwest-erly side of Cambria Avenue, south 43° 20' east 100 feet to a point; thence north 46° 40' east 70 feet to a point; thence north 43° 20' west 100 feet to a point on the southeasterly side of Lafayette Avenue; thence along the southeasterly side of Lafayette Avenue south 46° 40' west 70 feet to the point and place of beginning.

BEING the same premises which Howard C. Gatchel and Roberta T. Gatchel

Carpenter, by Deed dated September 25, 1987 and recorded October 1, 1987 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 920 Page 298 granted and conveyed unto Ernest R. Dettrey and Christina L. Dettrey, his wife.

PARCEL No.: 9-3-64

ALL THAT CERTAIN tract of land together with the single brick dwelling house erected thereon and known as 25 Lafayette Avenue in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the south street line of Lafayette Avenue, said point being 80 feet eastward from the intersection of the east line of Walk (30 feet in width) with the south street line of Lafayette Avenue (50 feet wide); thence along the south street line of Lafayette Avenue, north 61° 23' 35" east for a distance of 40.00 feet to a point; thence along the line between Lot No. 3 and Lot No. 4 south 28° 35' 25" east, for a distance of 100.00 feet to a point; thence along the line between Lot No. 3 and Lot No. 27 south 61° 24' 35" west for a distance of 40.00 feet to a point; thence along the line between Lot No. 2 and Lot No. 3 north 28° 35' 25" west for a distance of 100 feet to the place of beginning.

CONTAINING 4,000 square feet of land, be the same more or less.

PARCEL No.: 9-3-60

BEING known as 25 Lafayette Avenue, Coatesville, PA 19320

BEING the same premises which Mary Lynn Gatchel by Deed dated September 25, 1987 and recorded October 1, 1987 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book Volume 920 Page 295 granted and conveyed unto Ernest R. Dettrey and Christina L. Dettrey, his wife.

IMPROVEMENTS: Residential property.

PLAINTIFF: IB Property Holdings
VS

DEFENDANT: **ERNEST R. DETTREY and CHRISTINA L. DETTREY**

SALE ADDRESS: 25 Lafayette Avenue, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-2090**

SALE NO. 11-2-119

Writ of Execution No. 10-07512

DEBT \$141,735.26

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin County of Chester and State of Pennsylvania, as shown on the plan of property for Louis M. Valentine, dated 1/12/1956 by Chester Valley, Inc. Civil Engineers and Land Surveyors, Paoli, PA and being more fully described as follows, to wit;

BEGINNING at a spike in the centerline of Summit Avenue (40 feet wide) said spike being north along the center line of Summit Avenue 340.21 feet to a point marking the intersection of the centerline of Summit Avenue with the centerline of Central Avenue; thence from said point of beginning by lands of George Oster, the following 2 courses and distances (1) on the line passing through the middle of the division wall dividing the premises erected on the herein described lot from that erected on the lands of George Oster, south 61 degrees 44 minutes west 83.00 feet to a point (2) south 61 degrees 58 minutes west 115.95 feet to an iron pin in the Tredyffrin-Willistown Township Line; thence along the said Township Line north 27 degrees 53 minutes west 25 feet to a point the southwest corner of lands of Albert F. DiDomenico; thence along the lands of the said Albert F. DiDomenico north 61 degrees 52 minutes east 199.27 feet to a spike in the centerline of Summit Avenue; thence along the centerline of Summit Avenue south 27 degrees 51 minutes east 25 feet to the point of beginning.

BEING known as No. 16 Summit Avenue

COUNTY Parcel No. 43-9L-9

BEING known as: 16 Summit Avenue, Paoli, PA 19301

PROPERTY ID No.: 43-09L-0009

TITLE to said premises is vested in Lahsen Zenbili by Deed from Lisa Golden also known as Lisa Cole dated 06/14/2007 recorded 07/02/2007 in Deed Book 7200 Page 262 Instrument Number 10767227.

PLAINTIFF: Onewest Bank, FSB
VS

DEFENDANT: **LAHSEN ZENBILI**

SALE ADDRESS: 16 Summit Avenue, Paoli, Pa. 19301

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

SALE NO. 11-2-120
Writ of Execution No. 10-08622
DEBT \$410,826.69

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots of Coventry Terrace, prepared by George F. Shaner, dated 2/14/1956 and revised 7/31/1956 and recorded in Chester County as Plan Book 8 Page 51 as follows, to wit:

BEGINNING at a point on the easterly side of Smith Road, a corner of lands of Edward L. Gruber as shown on said Plan; thence from said point of beginning, along the said side of Smith Road the 2 following courses and distances: (1) north 37 degrees 16 minutes east 88.76 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 62.83 feet to a point on the southerly side of Chester Road; thence along the said side of Chester Road south 52 degrees 44 minutes east 110.00 feet to a corner of Lot #22; thence along Lot #22 south 37 degrees 16 minutes west 200.00 to a point in line of Lot #14; thence along Lot #14 north 52 degrees 44 minutes west 93.33 feet to a point in line of lands of Edward L. Gruber; thence along said lands of Edward L. Gruber north 01 degree 14 minutes east 91.03 feet to the first mentioned point and place of beginning.

BEING Lot #23 as shown on said Plan.

BEING UPI #17-3-134

TO be sold as the property of John J. Granahan, III and Kathleen S. Granahan

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **JOHN J. GRANAHAN III and KATHLEEN S. GRANAHAN**

SALE ADDRESS: 756 Chester Drive, a/k/a Chester Drive, Pottstown, Pa. 19464

PLAINTIFF ATTORNEY: **KIRT ALTHOUSE, 610-374-8377**

SALE NO. 11-2-121
Writ of Execution No. 09-08723
DEBT \$341,058.31

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

SITUATED in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center

line of Highland Avenue, which point is located 112.55 feet measured, south 84 degrees 33 minutes east, from the intersection of the center lines of Highland Avenue and Center Avenue, thence from the said point of beginning along land now or late of Jacob Walter Prado, south 5 degrees 27 minutes west, 280 feet to a point in line of land of the Pennsylvania Railroad Company, thence along the same, south 68 degrees east, 74 feet to a point thence south 73 degrees 34 minutes east, 13 feet to a point in line of land now or late of Richard L. Allen, et ux, thence along the same, north 5 degrees 27 minutes east, 300 feet more or less, to the center line of Highland Avenue, thence along the same, north 84 degrees 33 minutes west 75 feet to the place of beginning.

IMPROVEMENTS: residential dwelling

UPI #UPI #55-2H-240

ID #55-02H-0240

TITLE to said premises is vested in Regina C. Bosch, her heirs and assigns, by Deed from Bonefish, LLC, A Pennsylvania Limited Liability Company, dated 4/13/2005 and recorded 4/27/2005 in Record Book 6474, Page 1990.

PLAINTIFF: Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Southwest, N.A., formerly known as Wachovia Mortgage FSB

VS

DEFENDANT: **REGINA C. BOSCH**

SALE ADDRESS: 340 Highland Avenue, Devon, Pa. 19333

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

SALE NO. 11-2-122
Writ of Execution No. 08-01595
DEBT \$626,484.83

ALL THAT CERTAIN lot or tract of land, situate in the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Fernleigh, now known as Valley Forge Woods, prepared by Chester Valley Engineers, Inc., dated 3/7/1990 and last revised 12/1/1991 and recorded in the Office of the Recorder of Deeds in Chester County in Plan #12041, as follows, to wit:

BEGINNING at a point on the north-westerly side of Amherst Court (50 feet wide) a corner of Lot 40 on said Plan; thence extending along the northeasterly changing to the northwesterly side of Amherst Court on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 54.92 feet to a point; thence extend-

ing along Lot 38 and through an easement on said Plan north 35 degrees 52 minutes 23 seconds west 250.75 feet to a point; thence extending along Equestrian & Pedestrian right of way on said Plan, north 57 degrees 06 minutes 24 seconds east 238.37 feet to a point; thence still along the same south 74 degrees 43 minutes 00 seconds east 181.21 feet to a point; thence extending along Lot 40 aforementioned south 32 degrees 04 minutes 06 seconds west 331.44 feet to the point and place of beginning.

BEING Lot #39 on said Plan.

BEING known as 80 Amherst Court, Phoenixville, PA 19460

BEING the same premises which Douglas A. Alexander by Deed dated January 24, 2007 and recorded February 2, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7074, Page 2089, granted and conveyed unto David L. Hemmerly and Pattison F. Hemmerly, his wife.

PARCEL No. 27-6-606

IMPROVEMENTS: Residential property.

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **DAVID L. HEMMERLY and PATTISON F. HEMMERLY**

SALE ADDRESS: 80 Amherst Court, Phoenixville, Pa. 19460

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

SALE NO. 11-2-123

Writ of Execution No. 10-09956

DEBT \$81,568.09

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Parkesburg Borough, County of Chester, and State of Pennsylvania, bounded and described according to a Plan for Heineman-Ritter Partnership, made by Stapleton & Leisey Professional Land Surveyors, Coatesville, Pa., recorded in Plan #13415 and bounded and described as follows:

BEGINNING at a point on the westerly side of West Bridge Street said point being a corner of Lot No. 1 as shown on said Plan; thence extending from said beginning point along West Bridge Street, south 5 degrees, 49 minutes, 0 seconds east, 15.88 feet to a point, a corner of Lot No. 3 (House No. 6); thence extending along the same south 85 degrees, 5 minutes, 0 seconds west, 188.23 feet to a point in line of land of Jay C.

Hayes, Jr., thence extending along the same north 5 degrees, 49 minutes, 0 seconds west, 15.88 feet to point, a corner of Lot No. 1 (House No. 2) aforesaid, thence extending along the same, north 85 degrees, 5 minutes, 0 seconds east, 188.23 feet to the first mentioned point and place of beginning.

PARCEL I.D.# 8-5-3-1

"Deed Source: Book 4132, Page 1631"

TAX Parcel #: 08-005-0003.0100

BEING known as: 4 West Bridge Street, Parkesburg, PA 19365

PLAINTIFF: Citimortgage, Inc. D/B/A Citicorp Mortgage Inc.

VS

DEFENDANT: **SUSAN K. LURTY and DAVID W. LURTY**

SALE ADDRESS: 4 West Bridge Street, Parkesburg, Pa. 19365

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

SALE NO. 11-2-124

Writ of Execution No. 09-08788

DEBT \$353,177.75

ALL THAT CERTAIN lot or piece of ground with the buildings, improvements, hereditaments and appurtenances thereon erected, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Julius Blosenski, made by G.D. Houtman and Son, Civil Engineers, dated 04/19/1960 and revised 03/22/1961, as follows, to wit:

BEGINNING at a point on the title line in the bed of Chester Road (Route No. 352) (proposed 50 feet wide) at the distance of 1,371.59 feet measured on a bearing of south 25 degrees 43 minutes east, along the said title line through the bed of Chester Road from its point of intersection with the extension of the title line in the bed of Green Road; thence extending from said beginning point, north 64 degrees 17 minutes east, 345 feet to a point, thence extending south 25 degrees, 43 minutes east, 125 feet to a point; thence extending south 64 degrees 17 minutes west, 345 feet to a point on the title line in the bed of Chester Road aforesaid; thence extending along same, north 25 degrees 43 minutes west, 125 feet to the first mentioned point and place of beginning, being Lot No. 11 as shown on said Plan.

PARCEL No.: 67-03-0138.13B

BEING known as: 905 South Chester Road, West Chester, PA 19382.

BEING the same premises which Paul J. Fasbinder, by Deed dated October 29, 2004 and

recorded November 8, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6328, Page 1679, granted and conveyed unto Justin K. Billhime.

PLAINTIFF: First Horizon Home Loans, a Division of First Tennessee Bank National Association

VS

DEFENDANT: **JUSTIN BILLHIME**

SALE ADDRESS: 905 South Chester Road, West Chester, Pa. 19382

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

SALE NO. 11-2-125

Writ of Execution No. 10-08843

DEBT \$995,475.54

ALL THAT CERTAIN tract of parcel of land with the improvements erected thereon situate in Pocopson Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of "Taylor's Run at Red Bridge," drawn by Regester Associates, Inc., dated 2/6/97 and last revised 11/12/97, said Plan recorded in Chester County as Plan No. 14214, as follows, to wit:

BEGINNING at a point on the southeasterly side of Patrick Henry Circle (50 feet wide), said point being a corner of lands now or late of Jules and Beryl D. Goldman; thence extending from said point of beginning along said lands, south 31 degrees 15 minutes 56 seconds east 356.24 feet to a point a corner of Open Space as shown on said Plan; thence extending along said lands the six following courses and distances, (1) south 32 degrees 34 minutes 36 seconds east 269.31 feet to a point, a corner, (2) south 77 degrees 51 minutes 12 seconds east 11.23 feet to a point, a corner, (3) north 70 degrees 32 minutes 54 seconds east 129.95 feet to a point, a corner, (4) south 86 degrees 52 minutes 27 seconds east 35.30 feet to a point, a corner, (5) south 51 degrees 52 minutes 27 seconds east 60.00 feet to a point, a corner, and (6) south 74 degrees 52 minutes 55 seconds east 73.05 feet to a point, a corner of Lot No. 10 on said Plan; thence extending along same, north 85 degrees 05 minutes 58 seconds east 50.26 feet to a point, a corner of Lot No. 9 on said Plan; thence extending along same the three following courses and distances, (1) south 35 degrees 36 minutes 02 seconds east and crossing a temporary emergency access easement 188.57 feet to a point, a corner, (2) south 76 degrees 27 minutes 09 seconds east and recrossing said temporary emergency access easement, 49.94 feet to a point, a

corner, and (3) north 60 degrees 23 minutes 00 seconds east 160.00 feet to a point on the southwesterly side of a cul-de-sac (of irregular width); thence extending along same, southwestwardly along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 20.58 feet to a point, a corner of Lot No. 8 on said Plan; thence extending along same the three following courses and distances, (1) south 60 degrees 23 minutes 00 seconds west 200.85 feet to a point, a corner, (2) south 00 degrees 45 minutes 43 seconds east 38.39 feet to a point, a corner, and (3) south 45 degrees 43 minutes 11 seconds east and passing for a portion of the distance through the bed of a 10 feet wide Walking Trail, 350.97 feet to a point in line of lands now or late of Red Bridge Farms Association; thence extending along said lands south 36 degrees 20 minutes 00 seconds west 66.58 feet to a point, a corner; thence continuing along lands now or late of Red Bridge Farms Association, south 77 degrees 50 minutes 23 seconds west 636.20 feet to a point in line of lands now or late of Steven E. and Constance K. Miltenberger; thence extending partly along said lands and crossing the head of a 50 feet wide Future Roadway and partly along lands now or late of Jeffrey R. and Lisa M. Sommer, and partly along lands now or late of Thomas J. and Kathleen C. Collins, north 23 degrees 20 minutes 00 seconds west 472.80 feet to a point, a corner of lands of said Collins; thence extending partly along said lands and partly along lands now or late of Timothy J. and Ann G. Henry, and partly along lands now or late of Alfred R. and Eva Kaufman, north 07 degrees 10 minutes 00 seconds west 460.58 feet to a point, a corner of lands of said Kaufman; thence extending partly along said lands and partly along lands now or late of Michael E. ad Phyllis P. Jacobs, north 31 degrees 15 minutes 56 seconds west 356.25 feet to a point on the southeasterly side of Patrick Henry Circle; thence extending along same north 60 degrees 51 minutes 00 seconds east 50.03 feet to the first mentioned point and place of beginning.

TAX Parcel #63-04-0109

PROPERTY address: 1 Red Bridge Farm Lane, West Chester, PA 19382

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Albert E. Gorman, Jr. and Renee V. Gorman, h/w. And the said defendant Albert E. Gorman, Jr. departed this life on 12/27/2009, vesting title solely in Renee V. Gorman as the date of his death.

BY Deed from Daniel Cornwell and Denise Cornwell, h/w

DATED: 10/03/1967 and recorded:
10/03/1967

BOOK: U37 Page: 887
PLAINTIFF: Citimortgage Inc.
VS

DEFENDANT: **RENEE V. GOR-**
MAN

SALE ADDRESS: 1 Red Bridge Farm
Lane, West Chester, Pa. 19382

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

SALE NO. 11-2-126
Writ of Execution No. 10-08542
DEBT \$298,784.21

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of New Garden, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan for "Brittany Hills" made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 4/30/2001 and recorded 5/9/2001 as Plan #15749 as follows, to wit:

BEGINNING at a point on the south-easterly side of Carlisle Drive (50 feet wide), said point being a corner of Lot #81 (as shown on said plan): Thence from said point of beginning extending along said drive north 70 degrees 26 minutes 18 seconds east 49.00 feet to a point, being a corner of Lot #83; thence leaving said drive extending along Lot #83 south 19 degrees 33 minutes 42 seconds east 114.63 feet to a point on the centerline of a 20 feet wide access easement in line of Lot #52, being a corner of Lot #83; thence extending along Lot #52 and partially along Lot #53 and along the centerline of said access easement south 62 degrees 58 minutes 09 seconds west 49.42 feet to a point, being a corner of Lot #81; thence leaving Lot #53 and said access easement extending along Lot #81 north 19 degrees 33 minutes 42 seconds west 121.05 feet to the first mentioned point and place of beginning.

BEING Lot #82 on the above mentioned Plan.

BEING known as 344 Carlisle Drive.

TAX Parcel #60-004-0378.0000

PROPERTY address: 344 Carlisle Drive, Avondale, PA 19311

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Ajay K. Bhan and Cindy Bhan a/k/a Cindy D. Bhan, husband and wife, as tenants by entireties

BY deed from: Wilkinson Heritage,

L.L.C.

DATED: 12/30/2004 and recorded:
01/27/2005

BOOK: 6396 Page: 89
PLAINTIFF: BAC Home Loans
Servicing, LP f/k/a Countrywide Home Loans
Servicing, LP

VS

DEFENDANT: **CINDY BHAN a/k/a**
CINDY D. BHAN and AJAY K. BHAN

SALE ADDRESS: 344 Carlisle Drive,
Avondale, Pa. 19311

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

SALE NO. 11-2-127
Writ of Execution No. 10-08554
DEBT \$231,971.38

ALL THAT CERTAIN property situate in the Township of London Grove in the County of Chester and Commonwealth of Pennsylvania, being described as follows: UPI # 59-8-90.1.

BEING more fully described in a Deed dated 11/23/2004 and recorded 12/09/2004, among the land records of the county and state set forth above, in deed volume 6356 and Page 1834. Tax map or parcel ID No.: 59-08-0090.010

TAX Parcel #59-08-0090.010

PROPERTY address: 100 State Road,
West Grove, PA 19390

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Christopher A. Cruser and Melissa R. Cruser, husband and wife
BY deed from Kenneth Cruser and nancy Cruser, husband and wife

DATED: 11/23/2004 and recorded:
12/09/2004

BOOK:6356 Page: 1834

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **CHRISTOPHER A.**
CRUSER and MELISSA R. CRUSER

SALE ADDRESS: 100 State Road,
West Grove, Pa. 19390

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

SALE NO. 11-2-128
Writ of Execution No. 08-09126
DEBT \$255,490.57

ALL THAT CERTAIN unit or parcel of ground, situate in the Township of Tredyffrin, County of Chester and Commonwealth of

Pennsylvania and designated and shown on title plan of "Wood Gate" made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pennsylvania, dated February 18, 1977, revised September 22, 1977 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, in Plan File #1383 and designated as Unit #15.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, playground areas and Streets of avenues as shown on Plan of Woodgate, dated February 18, 1977, last revised September 22, 1977 and recorded in Plan File #1383 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 the other owners, tenants and occupiers of the other lots or tracts of ground in the said Plan of Woodgate.

BEING known as 125 Woodgate Lane, Paoli, PA 19301

BEING the same premises which Claire C. Cantono and Fronefield Crawford, Jr., Executors of the Estate of William I. Taylor, deceased, by Indenture dated May 29, 1998 and recorded June 4, 1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4359, Page 1981, granted and conveyed unto Gary Polao.

PARCEL No. 43-9R-46.15

IMPROVEMENTS: Residential property.

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: **GARY POLAO**

SALE ADDRESS: 125 Woodgate Lane, Paoli, Pa. 19301

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

SALE NO. 11-2-129

Writ of Execution No. 10-04760

DEBT \$304,192.65

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland Township, County of Chester, State of Pennsylvania and described according to a Plan thereof known as "Sunset Grove" made for Lewis S. Hickman, Jr. said Plan made by J. Vernon Kech, Registered Surveyor, dated 3/24/1956, and revised 10/5/1957, as follows, to wit:

BEGINNING at a point on the southwesterly side of Deer Lane (40 feet wide) at the

distance of 200 feet measured on a bearing south 12 degrees, 29 minutes east along the said side of Deer Lane and its extension from its point of intersection with the extension of the southeasterly side of Southern Drive (40 feet wide); thence extending from said point of beginning along the said side of Deer Lane the 2 following courses and distances (1) south 12 degrees, 29 minutes, east 32 feet to a point of curve in the same and (2) southeastwardly on the arc of a circle curving to the left having a radius of 160 feet an arc distance of 62.08 feet to a point; thence extending south 58 degrees 54 minutes 30 seconds west 177.44 feet to a point; thence north 22 degrees 0 minute, west 150 feet to a point, thence extending north 77 degrees, 9 minutes east, 180.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 as shown on the above mentioned Plan.

BEING Parcel Number: 41-8-159.7.

PROPERTY address: 512 Deer Lane, West Chester, PA 19380

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **JEFFREY T.**

IMPORTICO

SALE ADDRESS: 512 Deer Lane, West Chester, Pa. 19380

PLAINTIFF ATTORNEY: **MICHAEL T. MCKEEVER, 215-627-1322**

SALE NO. 11-2-130

Writ of Execution No. 10-08333

DEBT \$444,644.46

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Brittany Hills, made by Hillcrest Associates, Inc., dated 9/27/2000, last revised 11/20/2000 and recorded in plan #90-15749 and Final Subdivision Plan of Brittany Hills, dated 5/30/2001, last revised 6/11/2001 and recorded in Plan #90-15866, as follows, to wit:

BEGINNING at a point on the easterly side of South Henley Drive, a corner of Lot No. 29; thence extending from said beginning along said Lot No. 29 north 52 degrees 20 minutes 23 seconds east crossing an easement 127 feet to a point in line of Lot No. 27; thence extending along same south 37 degrees 39 minutes 37 seconds east 61.50 feet to a point on the northerly side of Kendal Drive (50 feet wide); thence extending along same south 52 degrees 20 minutes 23 sec-

onds west recrossing said easement 102 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 28 on said Plan.

CONTAINING 7676 s/f.

TITLE to said premises is vested in Ajay K. Bhan and Cindy Bhan, husband and wife, by Deed from Wilkinson Heritage, LLC, a PA Limited Liability Company, dated June 28, 2004 and recorded August 24, 2004 in Deed Book 6261, Page 927 Document #10452319.

PREMISES being known as: 18 South Henley Drive, Avondale, Pennsylvania 19311.

TAX I.D. #: 60-4-324

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the GSAA Home Equity Trust 2004-8, Asset-Backed Certificates, Series 2004-8

VS

DEFENDANT: **AJAY K. BHAN and CINDY BHAN**

SALE ADDRESS: 18 South Henley Drive, Avondale, Pa. 19311

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

SALE NO. 11-2-131

Writ of Execution No. 09-01922

DEBT \$130,531.38

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Warwick, County of Chester and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at an iron pin in the west side of the public road leading from Knauertown to Falls of French Creek, a corner of the hereby conveyed land, and land of John Benny; thence southwardly along the west side of said road, 30.5 feet to an iron pin, a corner of this and other land of Harrison Umstead; thence westwardly along the fence dividing this tract from the adjoining land of Umstead, 121 feet to an iron pin, corner of the hereby conveyed premises and other land of Umstead; thence northwardly along land of Umstead, 33.5 feet to an iron pin, a corner of the hereby conveyed land and other lands of Umstead, and land of John Benny; thence eastwardly along the last mentioned land, 121 feet to an iron pin in the west side of the public road aforesaid and being the point of beginning.

TRACT No. 2

BEGINNING at an iron pin, a corner of the hereby conveyed land and land of Robert L. Brown and wife, and land of W. Frank Noble, a distance of 121 feet measured westwardly along the last mentioned land from an iron pin in the west side of the public road leading from Knauertown to Falls of French Creek; thence southwardly along land of Brown, 26 feet to an iron pin, a corner of the hereby conveyed land and other land of John P. McCord and wife; thence westwardly along land of the McCords, 131 feet, a corner of this and other land of McCords; thence northwardly 26 feet to a corner of the hereby conveyed land and land of W. Frank Noble; thence eastwardly along land of the said W. Frank Noble, 131 feet to the place of beginning.

TITLE to said premises is vested in Gary W. Paul by Deed from Gary W. Paul and Kymberly A. Paul, husband and wife, dated July 10, 2003 and recorded July 30, 2003 in Deed Book 5813, Page 1457.

PREMISES being known as: 3631 St Peters Road, Elverson, Pennsylvania 19520.

TAX I.D. #: 19-6-6

PLAINTIFF: Wachovia Bank National Association

VS

DEFENDANT: **GARY W. PAUL**

SALE ADDRESS: 3631 St. Peters Road, Elverson, Pa. 19520

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

SALE NO. 11-2-132

Writ of Execution No. 10-08443

DEBT \$3,068,000.00

ALL THAT CERTAIN message and two tracts of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Upper Oxford, County of Chester and State of Pennsylvania, the first of which is bounded and described as follows, to wit:

BEGINNING first at a stone in the Public Road leading to Jennersville and in a line of land formerly belonging to William Ferguson; thence by lands now or late of Henderson McDowell (of which this was once a part) south 23 degrees 00 minutes 00 seconds east, 125 feet to a stone; thence by the same south 73 degrees 00 minute s00 second west, 50 feet to a stone; thence by land formerly belonging to William Jackson, north 23 degrees 00 minutes 00 second west, 125 to a point in the aforesaid road; thence north 73 degrees 00 minutes 00 seconds east, 50 feet to the

place of beginning.

AND the second of which is bounded and described as follows, to wit:

BEGINNING at a stone in the Public Road leading to Jennersville and running thence along the same by land formerly belonging to William Ferguson, north 73 degrees 00 minutes 00 second east, 50 feet to a stone; thence by land now or late of James McDowell, south 23 degrees 00 minutes 00 seconds east, 125 feet to a stone; thence by land now or late of Henderson McDowell (of which this was once a part) south 73 degrees 00 minutes 00 seconds west, 50 feet to a stone; thence by the same north 23 degrees 00 minutes 00 seconds west, 125 feet to the place of beginning.

BEING BLR #57-8-33.

IMPROVEMENTS: one residence.

PLAINTIFF: Bernard Meyers

VS

DEFENDANT: **TIMOTHY**

McKENNA

SALE ADDRESS: 1287 Old Baltimore Pike, Upper Oxford Township, Chester County, Pa.

PLAINTIFF ATTORNEY: **JOHN C. SNYDER, ESQ., 610-251-5050**

SALE NO. 11-2-133

Writ of Execution No. 10-04685

DEBT \$93,060.09

TRACT NO. 1

ALL THAT CERTAIN tract or parcel of land, with the dwelling erected thereon, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the west line of Green Street at the northeast corner of Lot No. 38; thence extending back westwardly along the northerly boundary of said Lot No. 38 a distance of one hundred ten feet to a point in the northeast corner of Lot No. 5, which fronts on Bradley Avenue; thence northwardly along the easterly line of Lots No. 3 and 4 a distance of forty feet to a point in the southeast corner of Lot No. 2 which fronts on Bradley Avenue; thence extending easterly along the southern line of Lot No. 41 a distance of one hundred ten feet to a point in the west line of Green Street at the southeast corner of Lot No. 41; thence southwardly along the west line of Green Street a distance of forty feet to the place of beginning. Bounded on the west by Lots No. 3 and 4, on the south by Lot No. 38, on the north by Lot No. 41. Known as Building Lot Nos. 39 and 40 in a Plan of

Lots called West Coatesville Extension No. 2, which plan is recorded in the Office of the Recorder of Deeds of Chester County, Pa. in Plan Book No. 1, Page 81.

TRACT NO. 2

ALL THAT CERTAIN tract or piece of ground situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the south line of Euclid Avenue with the west line of Green Street; thence westwardly along said Euclid Avenue one hundred ten feet to a stake; thence southwardly forty feet to a stake; thence eastwardly one hundred ten feet to a stake in the west line of Green Street; thence northwardly forty feet to the place of beginning.

BEING Lot Nos. 41 and 42 in a Plan of Lots called West Coatesville Extension No. 2, which plan is recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 81.

CONTAINING forty four hundred square feet of land.

BEING Tax Parcel 38-5G-59

TAX Parcel #: 38-05G-0059

BEING known as: 60 Green Street, Coatesville, PA 19320

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **RICHARD L.**

MARKWARD

SALE ADDRESS: 60 Green Street, Coatesville, Pa. 19320

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

SALE NO. 11-2-134

Writ of Execution No. 09-00164

DEBT \$105,545.64

ALL THAT CERTAIN lot or piece of ground situated in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a marble stone in the cross road in the village of Compassville and extending thence along the middle of the Old Lancaster Road, north 50 degrees and 28' west 175 feet to an iron pin; thence along land now or late of William Martin, north 56 degrees and 30' east, a distance of 150 feet to a marble stone; thence by same land south 50 degrees and 28' east a distance of 175 feet to a stake on a wall on the east side of the beaver dam; thence along the east side of said

road, south 56 degrees and 30' west, a distance of 150 feet to the place of beginning.

TITLE to said premises is vested in Claire M McLennan and Hugh McLennan, husband and wife, by Deed from Lillian B. Amos dated May 30, 2003 and recorded August 23, 2003 in Deed Book 5752, Page 2348.

PREMISES being known as: 1501 West Kings Highway, Gap, Pennsylvania 17527.

TAX I.D. #: 28-4-1

PLAINTIFF: BAC Home Loans Servicing L.P. fka Countrywide Home Loans Servicing, L.P.

VS

DEFENDANT: **CLAIRE M. & HUGH McLENNAN**

SALE ADDRESS: 1501 West Kings Highway, Gap, Pennsylvania 17527

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

SALE NO. 11-2-135

Writ of Execution No. 09-06718

DEBT \$168,991.28

ALL THE Right, Title, interest and Claims of Robin K. McMichael and Samuel A. McMichael, Sr. in and to the following described property:

ALL THAT CERTAIN parcel situate in the City of Coatesville, being more fully described as DBV 2205, Page 178.

HET a dwelling k/a 601 Valley Road, Coatesville, PA 19320.

UNIFORM parcel identifier tax parcel no. 16-9-263.

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **ROBIN K. McMICHAEL & SAMUEL A. McMICHAEL, SR.**

SALE ADDRESS: 601 Valley Road, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **MICHAEL C. MAZACK, 412-594-5506**

SALE NO. 11-2-136

Writ of Execution No. 10-07524

DEBT \$129,515.80

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania on which is located the west house of a block of two frame dwelling houses designated as No. 712 Lincoln Highway bounded and described as fol-

lows:

BEGINNING at a point on the south curb line of Lincoln Highway opposite the center of the middle dividing partition in said block of two frame dwelling houses and at the north west corner of land of Sallie E. Umsted, distant eighteen feet westwardly from the west line of Star Alley; thence measuring along the said south curb line of Lincoln Highway westwardly twenty and four one-hundredths feet more or less of Hannah W. Russel and extending back southwardly between parallel lines of that width at right angles to said Lincoln Highway one hundred twenty two feet to line of late F.A. Bickel, Jr., deceased the east line passes through the middle dividing partition in said block of two dwelling houses.

BOUNDED on the north by the south curb line of Lincoln Highway; on the east by land of Sallie E. Umsted; on the south by land of F.A. Bickel, Jr., deceased and on the west by land of Hannah W. Russel.

BEING UPI # 16-6-540

AND also the right to have the sewage from building now erected on said lot on which may hereafter be erected thereon pass through the drain or sewer now laid through the land east of the premises herein granted and connected with the public sewer on Star Alley, together with the right to clean and maintain said drain or sewer.

BEING the same premises which Teresa Y. Lee, by Indenture dated 10-29-04 and recorded 11-09-04 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6329 Page 1692, granted and conveyed unto Lawrence I. Troy, as sole owner.

PLAINTIFF: Direct Mortgage Loan Company

VS

DEFENDANT: **LYLE SELL**

SALE ADDRESS: 712 East Lincoln Highway, Coatesville, Pa. 19320

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

SALE NO. 11-2-137

Writ of Execution No. 10-04811

DEBT \$103,446.49

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Map made for Exton Woods Partnership titled "Phase II" as Built, made by Yerkes Associates, Inc., dated 10/5/1977 and last revised 4/25/1978, as follows, to wit:

BEGINNING at an interior point a corner of No. 256 Monmouth Terrace said point being located the two following courses and distances from a point on the center line of East Belvidere Circle known as point 45+52.76 (1) north 20 degrees 14 minutes 37 seconds west, 151.80 feet to a point; and (2) south 64 degrees 46 minutes 14 seconds west 80.67 feet; thence extending from said point of beginning south 64 degrees 46 minutes 14 seconds west 20.00 feet to a corner of No. 258 Monmouth Terrace; thence extending along the same north 25 degrees 13 minutes 46 seconds west 100.00 feet to a point; thence extending north 64 degrees 46 minutes 14 seconds east 20.00 feet to a corner of No. 256 Monmouth Terrace; thence extending along the same south 65 degrees 13 minutes 46 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING No. 257 Monmouth Terrace, Building Group F, Unit 29

CONTAINING 2,000.00 square feet, more or less

BEING UPI No. 41-5Q-101

TAX Parcel #: 41-05Q-0101

BEING known as: 257 Monmouth Terrace, West Chester, PA 19380

PLAINTIFF: Citimortgage, Inc. SBM ABN AMRO Mortgage Group, Inc.

VS

DEFENDANT: **CHRISTINE M. McLAUGHLIN**

SALE ADDRESS: 257 Monmouth Terrace, West Chester, Pa. 19380

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

SALE NO. 11-2-138

Writ of Execution No. 09-04651

DEBT \$313,582.28

ALL THAT CERTAIN unit or lot or piece of ground with the buildings and improvements thereon erected, hereditament and appurtenances, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania and designated and shown on a Plan of Sullivan's Bridge, Chesterbrook Parcel 16-C prepared by Momenec-King Associates, Consulting Engineers, Ardmore, PA dated 9/19/1983 and last revised 10/12/1983 and recorded 11/4/1983 at West Chester in the Office of the Recorder of Deeds, in and for the County of Chester, in Plan File #4612 and designated as Unit #42.

TITLE to said premises is vested in Joseph Hermes and Patrick Hermes by deed from Jason A. Bryan and Leah N. Bryan dated June 2,

2005 and recorded June 23, 2005 in Deed Book 6528, Page 745.

PREMISES being known as: 42 Iroquois Court, Tredyffrin, Pennsylvania 19087.

TAX I.D. #: 43-5F-207

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-CP1 Asset-Backed Certificates, Series 2007-CP1

VS

DEFENDANT: **JOSEPH HERMES and PATRICK HERMES**

SALE ADDRESS: 42 Iroquois Court, Wayne, Pa. 19087

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

SALE NO. 11-2-139

Writ of Execution No. 09-00739

DEBT \$1,644,034.22

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for J. Christopher Burch, made by Chester Valley Engineers, Inc., Paoli, PA dated 10-21-1997 last revised 4-21-1999 and recorded June 17, 2003 in Plan File No. 16254, as follows to wit:

BEGINNING at an interior point on the southeasterly side of a 50 feet wide driveway easement at a corner of Lot No. 3 and along Lot No. 1, which point is measured the three following courses and distance from a point on the northwesterly side of Blackberry Lane (T439) at the southeasterly corner of Lot No. 1 (1) extending along Lot No. 1 and the southwesterly side of a 50 feet wide driveway easement, north 34 degrees 51 minutes, 10 seconds west 246.31 feet to a point; (2) extending along the same, north 07 degrees 40 minutes, 21 seconds west 268.55 feet to a point and (3) extending along the southeasterly side of the 50 feet wide driveway easement and along Lot No. 1, south 68 degrees 22 minutes 41 seconds west 194.63 feet to the point and place of beginning, thence extending from said beginning point and along Lot No. 1 and partly along the southeasterly side of the 50 feet wide driveway easement, south 68 degrees 22 minutes 41 seconds west 280.02 feet to a point in line of lands now or late of EJ Jr., and Carla C. McGuiness; thence extending along the same and lands now or late of Jacon D. Ginder and Carol Boraiko, north 20 degrees 56 minutes 20 seconds west to a stone (found) in line of lands

now or late of Richard S. and Mary K. Auchincloss; thence extending along the same, north 45 degrees 38 minutes 19 seconds east to a point at the northwesterly corner of Lot No. 3; thence extending along the same, south 21 degrees 55 minutes 55 seconds east 865.50 feet to the first mentioned point and place of beginning.

BEING Lot No.2 as shown on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 50 feet wide driveway and easement through Lot No. 3, as and for a right of way, passageway and watercourses at all times hereafter, forever, in common with the owners, tenants, and occupiers of the other lots of ground bounding thereon and having the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping said 50 feet wide driveway easement in good order, condition and repair, at all time hereafter forever.

TOWNSHIP of Charlestown

TAX ID # 35-3-80.1

BEING the same premises which Alfred B. Emma by deed dated 12-14-2005 and recorded 5-25-2006 in Chester County in Record Book 6852 Page 1105 conveyed unto Debra A. McManus, in fee.

PLAINTIFF: LaSalle Bank, N.A., as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA6 Trust

VS

DEFENDANT: **DEBRA A. McMANUS a/k/a DEBRA McMANUS and DENISE McMANUS PETTYFORD**

SALE ADDRESS: 1 Whisper Lane, Malvern, Pa. 19355

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

SALE NO. 11-2-140

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 the Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-82 Mortgage Pass-Through Certificates, Series 2005-82

VS

DEFENDANT: **STRATO MORIELLO**

SALE ADDRESS: 312 Mulberry Street, Kennett Square, Pa. 19348

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

SALE NO. 11-2-141

Writ of Execution No. 10-09554

DEBT \$67,205.06

PREMISES B

ALL THAT CERTAIN lot of land with any and all improvements thereon erected, hereditaments and appurtenances, situate in the City of Coatesville, bounded and in accordance with a certain Plan made by Edgar Laub, Registered Surveyor, dated October 30, 1981 last revised on January 6, 1983, said Plan recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania and more fully described, as follows, to wit:

BEGINNING at a point on the south curb line of the East Lincoln Highway, (said point being south 80 degrees 44 minutes west, 68.32 feet from the intersection of the west curb line of Chester Avenue and the south curb line of the East Lincoln Highway); thence from said point of beginning and by house #728; south 09 degrees 16

minutes east, 97 feet; thence south 80 degrees 44 minutes west, 14.66 feet to a point in line of lands of Harry Holownik; house #724, north 09 degrees 16 minutes west, 97 feet to a point on the south curb line, north 80 degrees 44 minutes east, 14.66 feet to the point of beginning.

TOGETHER with the right to use and subject to the rights of others to use a certain three feet right of way running east and west designated as parcel "A" on said plan and described, as follows, to wit:

BEGINNING at a point on the west curb line of Chester Avenue (said point being south 09 degrees 16 minutes east, 102 feet of a tack at the intersection of the south curb line of the Lincoln Highway and the west curb line of Chester Avenue); thence of said point of beginning and along the west curb line of Chester Avenue, south 09 degrees 16 minutes east, 3 feet; thence south 80 degrees 44 minutes west, 50 feet, 10-3/8 inches; thence north 9 degrees 16 minutes, 5 feet; thence south 80 degrees 44 minutes west, 21 feet, 5-5/8 inches; thence north 09 degrees 16 minutes west, 3 feet; thence by house 726, 725 and 730, south 80 degrees 44 minutes east, 24 feet, 5-5/8 inches; thence south 09 degrees 16 minutes east, 5 feet; thence by house 730, 732 and 734, north 80 degrees 44 minutes east, 47 feet; 10-5/8 inches to the point of beginning

BEING parcel "A" on the aforementioned plan.

AND together with the right to use a certain 10 foot wide restrictive easement as shown on the Plan, the use thereof being more particularly described in Deed Book C-61 Page 217

PREMISES commonly know as: 728 East Lincoln Highway, Coatesville, PA 19320

BEING known as: 726 East Lincoln Highway & 728 East Lincoln Highway Coatesville, PA 19320

PROPERTY ID No.: 16-6-548

TITLE to said premises is vested in Robert J. McGlinn and Jane C. McGlinn by Deed from David R. Noyes dated 6/17/87 recorded 6/25/87 in Deed Book 798 Page 286

PLAINTIFF: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 2000-1

VS

DEFENDANT: **JANE C. MCGLINN and ROBERT J. MCGLINN**

SALE ADDRESS: 726 East Lincoln Highway & 728 East Lincoln Highway, Coatesville, Pa. 19320

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

SALE NO. 11-2-142
Writ of Execution No. 10-04216
DEBT \$801,954.22

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

BEGINNING at an iron pin set in the center line Township Line Road at a distance of thirteen hundred feet from intersection of said center linen with that of a road leading to the North Ward of Phoenixville and in a northerly direction therefrom; thence by the center line of Township Line Road north forty three degrees thirteen minutes east two hundred eighty five feet to an iron pin; thence by land now or late of John Koloski, south sixty six degrees twenty one minutes east one thousand five hundred forty five feet to an iron pin in a westerly boundary line of the right of way of the Schuylkill Division of the Pennsylvania Rail Road; two hundred three feet south from a rail monument marking same; thence by the right of way south twenty seven degrees thirty six minutes east two hundred twenty two and five tenths feet to a rail monument; thence by the same south seventy six degrees one minute west ninety one and twenty four hundredths feet to a rail monument; thence by other land now or late of John Koloski north sixty six degrees west 1553.04 feet to a point and place of beginning.

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

EXCEPTING thereout and therefrom all that certain lot or piece of land, situate in the Township of Schuylkill, County of Chester, State of Pennsylvania according to a Plan of Lots laid out for George Robish by Earl R. Ewing, Inc. Registered Surveyor, Phoenixville, PA dated October 20, 1967, bounded and described as follows to wit:

BEGINNING at a corner of Lot 2 on said Plan and a corner in the bed of Township Line Road the distance of 103.37 feet north 43 degrees 15 minutes east from a corner of lands nor or late of Hoskal; thence from said beginning point, continuing along the bed of Township Line Road, north 43 degrees 13 minutes east 125.57 feet to a spike, a corner in said road and remaining lands of the grantors, herein; thence along said lands, crossing over an iron pin 52 feet distant therefrom, south 66 degrees 21 minutes east 250.54 feet to an iron pin a corner; thence continuing along said

lands, south 43 degrees 13 minutes west 130.19 feet to an iron pin a corner of Lot 2 on said Plan; thence along said lot north 56 degrees 00 minutes west 250 feet, crossing over an iron pin 32 feet to a spike in the bed of Township Line Road aforesaid, the first mentioned point and place of beginning.

CONTAINING .701 acres of land more or less.

BEING the same premises that Margaret L. Robish, by Indenture bearing the date of December 5, 1978, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, at book F54, Page 199, et. seq. on December 21, 1978, granted and conveyed unto Loyal Order of Moose – Phoenixville Lodge #1273.

TP #15-4-58

PLAINTIFF: New Century Bank

VS

DEFENDANT: **LOYAL ORDER OF MOOSE – PHOENIXVILLE LODGE #1273**

SALE ADDRESS: 920 Township Line Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **PHILLIP D. BERGER, 610-668-0700**

SALE NO. 11-2-143

Writ of Execution No. 10-06100

DEBT \$324,271.24

ALL THAT CERTAIN lot or piece of ground situate in New London Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Locust Ridge made by Regester Associates, Inc., Registered Land surveyors, dated December 14, 1988, last revised January 11, 1989 and recorded in Chester County Recorder of Deeds Office as Plan #91969199 as follows, to wit:

BEGINNING at a point on the northeasterly side of Locust Drive, a corner of Lot 50 on said Plan; thence extending from the beginning point along Locust Drive the two following courses and distances: (1) north 34 degrees 20 minutes 35 seconds west 144.48 feet to a point of curve: (2) on the arc of a circle curving to the right having a radius of 225.00 feet, the arc distance of 34.37 feet to a corner of Lot 38 on said Plan; thence extending along Lot 48 north 64 degrees 33 minutes 04 seconds east 234.98 feet to a corner of Lot 47 on said Plan; thence extending along Lot 47 south 69 degrees 52 minutes 28 seconds east 164.82 feet to a corner of aforementioned Lot 50; thence extending along Lot 50 south 54 degrees 13 minutes 40

seconds west 330.66 feet to the mentioned point of beginning.

BEING Lot 49 on said Plan.

CONTAINING 1.000 acres of land, more or less.

TAX Parcel #71-1-24.15

PROPERTY address: 203 Locust Drive, Lincoln University, PA 19352

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Piper L. Cratty and Jeffery W. Cratty

BY deed from: Celest M. Menseck

DATED: 06/30/2006 and recorded: 07/20/2006

BOOK: 6902 Page: 722 Instrument # 10669684

PLAINTIFF: PNC Mortgage, A Division of PNA Bank National Association s/b/m National City Mortgage f/k/a Commonwealth United Mortgage, a Division of National City Bank of Indiana

VS

DEFENDANT: **PIPER L. CRATTY and JEFFREY W. CRATTY**

SALE ADDRESS: 203 Locust Drive, Lincoln University, Pa. 19352

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

SALE NO. 11-2-144

Writ of Execution No. 09-06138

DEBT \$49,024.25

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Marlborough, County of Chester and State of PA, bounded and described according to a Plan of Property made for Joseph Walker, Jr., by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated 11/24/1975 and recorded in the Office for the Recording of Deeds under Plan No. 674 as follows, to wit:

BEGINNING at a point in the title line in the bed of Wollaston Road (T-408) said point being the southwest corner of lands now or late of John A. Huston, Jr., thence from said beginning point and leaving the title line of said road and extending along lands of said Huston, and also along lands now or late of Curtis B. Buckley and Enoch Woods, north 82 degrees 34 minutes 55 seconds east 650.76 feet to a stone in line of lands now or late of Daniel M. Colyer, thence along the same south 1 degree 45 minutes 0 seconds east 158.75 feet to a point a corner of Parcel "B", thence along the same south 84 degrees 48 minutes

23 seconds west 535.01 feet to a point in the title line of said Wollaston Road, thence along the same north 43 degrees 37 minutes 57 seconds west 170.06 feet to the point and place of beginning.

CONTAINING 1.998 acres of land, be the same, more or less.

BEING Parcel "A" on said Plan.

BEING UPI No. 61-5-12

BEING the same premises that David P. Robertson, by Indenture dated April 4, 2001 and recorded April 11, 2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4930 Page 2104 etc., granted and conveyed unto David P. Robertson and Janis Robertson, in fee.

PLAINTIFF: Cleo Elkinton

VS

DEFENDANT: **DAVID P. & JANIS ROBERTSON**

SALE ADDRESS: 740 Wollaston Road, Unionville, PA 19375

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, 610-692-1371**

SALE NO. 11-2-145

Writ of Execution No. 10-04327

DEBT \$177,375.79

ALL THAT CERTAIN lot of land, together with the buildings and improvements thereon erected located in the first ward of the Borough of Phoenixville, Chester County, Pennsylvania bounded and described as follows:

BEGINNING at a point, a corner of Jackson and Hall Streets; thence along north side of Hall Street in an eastwardly direction a distance of 78 feet 10 $\frac{3}{4}$ inches to a corner of lands of George and Mary Basoa; thence in a northwardly direction along said lands 29 feet 6 inches to a corner of lands formerly of Emma Noorigan; thence in a westerly direction along said lands 81.8 feet to Jackson Street; thence along said Jackson Street, in a southerly direction, a distance of 29 feet $\frac{3}{8}$ inches to the place of beginning.

CONTAINING 2,346 square feet be the same more or less.

BEING BLR No.15-6-442.

PLAINTIFF: New Century Bank

VS

DEFENDANT: **MAXIM PROPERTIES, LLC**

SALE ADDRESS: 121 Jackson Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **NANCY J. GLIDDEN, 610-692-1371**

SALE NO. 11-2-147

Writ of Execution No. 10-05379

DEBT \$97,131.15

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

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

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

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

PLAINTIFF: Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **PATRICIA PADAUK**

SALE ADDRESS: 302 Griffen Street, Phoenixville, PA 19460

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

SALE NO. 11-2-148

Writ of Execution No. 10-05436

DEBT \$126,242.67

BY virtue of a Writ of Execution No. 10-05436

OWNER(S) of property situate in the Township of East Whiteland, Chester County, Pennsylvania, being 2 Charles Street, Malvern, PA 19355-1511

UPI No. 42-3R-2

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$126,242.67

PLAINTIFF: Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc.

VS

DEFENDANT: **JASON P. WALSH**

SALE ADDRESS: 2 Charles Street,
Malvern, PA 19355

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

SALE NO. 11-2-149
Writ of Execution No. 05-08351
DEBT \$92,646.05

ALL THAT CERTAIN tract or parcel of land situate in Warwick Township County of Chester, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin, a corner in a Township Road (33 feet wide) leading from Hopewell Furnace to State Rural Route No. 15129 (Harmonyville to Pine-Sweep) thence having said road by lands now or late of Belene R. Saker, north 16 degrees, west 144.0 feet to an iron pin, a continuing along said lands north 81 degrees, west 84.0 feet and south 83 degrees, west 130.0 feet to iron pin and; thence along lands late John Brooks (now Hopewell Park lands) north 3 degrees west 84.0 feet and continuing along the same north 61 degrees, 17 minutes, east 290.35 feet to a corner other lands Charles W. Deering; thence along the same south 34 degrees, east 299.50 feet to a corner in the middle aforesaid public road; thence along the middle of the same south 56 west 202.0 feet to the place of beginning.

CONTAINING: 1.602 acres of land.

TITLE of said premises is vested in: Nancy L. Valentin, given by Antonio Valentin, single man & Nancy L. Valentin, single woman, divorced.

DATED 1-31-90 recorded 2-9-90 in Book 1880 Page 154

UPI #19-02-0056.0100

BEING known as the premises of 105 Bethesda Road, Elverson, PA 19520

RESIDENTIAL property

SEIZED in execution as the property of Nancy L. Valentin on Judgment No. 05-08351

PLAINTIFF: Wells Fargo Bank Minnesota, N.A., as Trustee for Registered Holder of Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D

VS

DEFENDANT: **NANCY L. VALENTIN a/k/a NANCY DEERING VALENTIN**

SALE ADDRESS: 105 Bethesda Road, Elverson, PA 19520

PLAINTIFF ATTORNEY: **JENINE R. DAVEY, 215-563-7000**

SALE NO. 11-2-150
Writ of Execution No. 09-12795
DEBT \$139,568.82

CHESTER, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the land of Chester A. Goodfellow made by K.R. Comstock Surveyor, dated 7/6/1977, last revised 10/28/1977 and recorded in the Office of Recorder of Deeds in Chester County as Plan # 1369 as follows, to wit:

BEGINNING at a spike on the title line in the bed of PA Highway Route #401, a corner of Lot #9 as shown on said Plan; thence from said point of beginning along the title line in the bed of Route #401 south 55 degrees 33 minutes east 278.13 feet to a spike at the intersection with the title line in the bed of PA Highway Route #345; thence extending along the title line in the bed of PA Highway Route #345 the two following courses and distances: (1) south 17 degrees 04 minutes west 4250.40 feet to a spike; (2) on the arc of a circle curving to the right a radius of 1,456.11 feet (arc distance of 176.07 feet) to a spike a corner of Lot #7; thence leaving the title line in the bed of PA Route #345 and extending along Lot #7 north 59 degrees 28 minutes west 430.08 feet to an iron pin a corner of Lot #9; thence along Lot #9 north 32 degrees 50 minutes east 601.69 feet to the first mentioned point and place of beginning.

BEING Lot #10 as shown on said Plan.

TITLE to said premises is vested in Gregory A Mancuso by Deed from Jack E. Wise and Joan C. Wise, husband and wife, dated September 29, 1999 and recorded October 1, 1999 in Deed Book 4644, Page 1462.

PREMISES being known as: 482 Bulltown Road, Elverson, Pennsylvania 19520.

TAX I.D. #: 24-3-13.8

PLAINTIFF: U.S. Bank National Association, a Trustee for BNC Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates Series 2007-1

VS

DEFENDANT: **GREGORY A. MANCUSO**

SALE ADDRESS: 482 Bulltown Road, Elverson, PA 19520

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

SALE NO. 11-2-151
Writ of Execution No. 10-07935
DEBT \$222,215.50

ALL THAT CERTAIN tract of land, with hereditaments and appurtenances thereof erected, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, being Lot No. 106, on a map and plan prepared by Edgard Laub R.S. more particularly bounded and described, as follows:

BEGINNING at a point on the west side of Green Hill Road (40 feet) said pin being the southeast corner of Lot #105; thence by said road's west side south 02 degrees 06 minutes 40 seconds east, 124.96 feet to an iron pin and the center of a 20 foot wide drainage easement; thence by said easement's center and by Lot #107 south 87 degrees 53 minutes 20 seconds west, 180 feet to an iron pin; thence by Lot #113; north 02 degrees 06 minutes 40 seconds west, 124.98 feet to an iron pin; thence by Lot #105 north 87 degrees 53 minutes 20 seconds east, 180 feet to the point of beginning.

CONTAINING 22,452 square feet of land be the same more or less.

TAX Parcel #29-07L-0078

PROPERTY address: 25 Greenhill Road, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Michael P. Madara

BY Deed from: Judith D'Orsogna and Marcia Heiserman

DATED: 02/29/2009 and recorded: 03/13/2009

BOOK: 7613 Page: 1398

AND the said Michael P. Madara departed this life on 10/08/2009, vesting title solely in Margaret Mary La Polla, as Administratrix of the Estate of Michael P. Madara, Deceased as the date of his death.

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **MARGARET MARY LA POLLA, AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL P. MADARA, DECEASED**

SALE ADDRESS: 25 Greenhill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JOSEPH A. GOLDBECK, JR., 215-627-1322**

SALE NO. 11-2-152
Writ of Execution No. 10-03341
DEBT \$135,986.75

BY virtue of a Writ of Execution No. 10-03341

OWNER(S) of property situate in the Borough of West Chester, Chester County, Pennsylvania, being 14 North New Street, West Chester, PA 19380-2905

UPI No. 1-8-416

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$135,986.75

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **DIXIE L. JOHNSON**

SALE ADDRESS: 14 North New Street, West Chester, PA 19380

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

SALE NO. 11-2-153
Writ of Execution No. 09-14428
DEBT \$191,173.42

ALL THAT CERTAIN lot of land, situate in London Grove Township, Chester County, Pennsylvania, being Lot No. 2 of Horace W. Patterson, grantor herein, and more particularly bounded and described according to a Survey made by Arthur Crowell, Surveyor, in October, 1956, as follows, viz:

BEGINNING in the line of John P. Connell, Jr., on the east side of the West Grove-Wickerton Road at about 180 feet from its junction with the road to Avondale and at the northwest corner of Lot No. 1; thence along the west side of said road by line of Connell, north 3 degrees east 125 feet to the southwest corner of Lot No. 3; thence leaving said road by line of said Lot No. 3, south 87 degrees east 200 feet; thence by land of said Horace W. Patterson, south 3 degrees west 125 feet to the northeast corner of Lot No. 1; thence by line of Lot No. 1, north 87 degrees west 200 feet to the place of beginning.

CONTAINING 25,000 square feet of land, more or less.

VESTED by warrant deed, dated 7/16/2004, given by Robert D. Garzia and Dorothy Mae Garzia to John T. Boberick, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns and recorded 7/27/2004 in Book 6230 Page 2250 Instrument # 10439798.

UPI #59-8-147

BEING known as the premises of 465
Rosehill Road, West Grove, PA 19390-9732

RESIDENTIAL property

SEIZED in execution as the property of
John T. Boberick on Judgment No. 09-14428

PLAINTIFF: The Bank of New York
Mellon fka The Bank of New York, as Trustee for
the Certificateholders CWABS, Inc., Asset-
Backed Certificates, Series 2004-7

VS

DEFENDANT: **JOHN T. BOBER-**

ICK

SALE ADDRESS: 465 Rosehill Road,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **JAMIE**
McGUINNESS, 215-563-7000

SALE NO. 11-2-154

Writ of Execution No. 09-12795

DEBT \$139,568.82

ALL THAT CERTAIN unit in the prop-
erty known and named and identified as Penn
Crossing, located in the City of Coatesville,
County of Chester, Commonwealth of
Pennsylvania, which has heretofore been submit-
ted to the provision of the Uniform Condominium
Act 68 PA C.S. 3101 et seq. by the recording in the
County of Chester Department of Records in a
Declaration dated 05/15/2002 and recorded
05/20/2002 in Record Book 5284, Page 1778,
being and designated as Unit No. L-61, together
with a proportionate undivided interest in the com-
mon elements (as defined in such Declaration) of
___ %.

TITLE to said premises is vested in
Okema Scott-Thomas, a married woman, by Deed
from Okema Scott, nka, Okema Scott-Thomas, a
married woman, dated 07/28/2006, recorded
08/28/2006 in Book 6938, Page 1408.

UPI #16-3-1.61

BEING known as the premises of 881
Merchant Street, Coatesville, PA 19320-3300

RESIDENTIAL property

SEIZED in execution as the property of
Okema Scott Thomas on Judgment No. 09-12795

PLAINTIFF: Deutsche Bank National
Trust Company, as Trustee for Freemont Home
Loan Trust Series 2006-3

VS

DEFENDANT: **OKEMA SCOTT**
THOMAS aka OKEMA SCOTT

SALE ADDRESS: 881 Merchant
Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHEETAL**
R. SHAH-JANI, 215-563-7000

SALE NO. 11-2-155

Writ of Execution No. 09-02761

DEBT \$139,260.82

ALL THAT CERTAIN lot or piece of
land, and the dwelling thereon erected, situate in
the Fifth Ward of the Borough of Phoenixville,
County of Chester and State of Pennsylvania,
known and designated as No. 11 Franklin Avenue,
bounded and described as follows, to wit:

BEGINNING at a point on the easterly
side of Franklin Avenue (laid out forty-six feet
wide and formerly known as Lloyd Street), twenty-
three feet from the center thereof, and ninety-
five feet four inches northwestwardly from the
outer line of Vanderslice Street (laid out forty-six
feet wide); thence eastwardly along the line of land
through the partition wall of the adjoining dwelling
No. 9 now or late of Catherine Powers, eighty-
three feet to the westerly side of a certain nine foot
six inches alley; thence northwestwardly along
said westerly side of said alley, fourteen feet to a
corner of land belonging to dwelling No. 13, now
or late of Maria McNally; thence westwardly along
said land and through the partition wall of the
adjoining dwelling, parallel with said Vanderslice
Street, eighty-three feet to the eastwardly side of
the said Franklin Avenue; thence along said
Avenue southwardly, fourteen feet to the place of
beginning.

CONTAINING one thousand one hun-
dred and sixty-two (1162) square feet of land, be
the same more or less.

TITLE to said premises is vested in
Chikeeda Garner and Christopher Garner, husband
and wife, by Deed from Millionaire Mom, LLC,
dated August 24, 2006 and recorded September 12,
2006 in Deed Book 6950, Page 901.

PREMISES being known as: 11
Franklin Avenue, Phoenixville, Pennsylvania
19460.

TAX I.D. #: 15-5-579

PLAINTIFF: Everhome Mortgage
Company

VS

DEFENDANT: **GHIKEEDA GAR-**
NER and CHRISTOPHER GARNER

SALE ADDRESS: 11 Franklin Avenue,
Phoenixville, Pa. 19460

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

SALE NO. 11-2-156
Writ of Execution No. 10-10048
DEBT \$329,700.71

PREMISES "A"

TRACT No. 1

ALL THAT CERTAIN lot or piece of ground situate in East Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out by Paul Mitchell by George F. Shaner, May 11, 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of Wasylak Road, a corner of the herein described Lot and Lot #9 on said Plan; thence continuing along Lot #9 south 43° 02' west 200 feet to a point; thence along property now or late of Paul Mitchell, north 46° 58' west 100 feet to a point; thence extending along a proposed road north 43° 02' east 200 feet to a point on the northwesterly side of aforesaid Wasylak Road; thence continuing along the same south 46° 58' 100 feet to the place of beginning.

BEING known as Lot #10 on said Plan.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of ground, situate in East Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out by Paul Mitchell by George F. Shaner, Registered Engineer, May 11, 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of Wasylak Road, a corner of the herein described lot and Lot #10 on said Plan being property of Robert L. Swavely, Sr. and Anna Swavely, his wife grantees herein; thence continuing along Lot #10 south 43° 02' west 200 feet to a point, thence along property of Paul Mitchell and Ruth Anna Mitchell, his wife, grantors herein, south 46° 58' east 100 feet to a point, a corner of the herein described Lot and Lot #8 on said Plan; thence continuing along Lot #8 north 43° 02' east 200 feet to a point on the northwesterly side of the aforesaid Wasylak Road; thence continuing along said road north 46° 58' west 100 feet to the place of beginning.

BEING known as Lot #9 on said Plan.

PREMISES "B"

ALL THAT CERTAIN lot or tract of land, situate in East Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded limited and described according to a survey thereof made by George F. Shaner, November 18, 1949, as follows, to wit:

BEGINNING at a marble stone, set for

a corner in the middle of a public road 33 feet wide leading from the Brethren Meeting House Road to Porter's Mill and the centerline terminus of another public road 33 feet wide leading from the Ridge Road, a point on line of other lands of Chester School and now or about to be conveyed to William Pierce et ux; thence along lands of the said William Pierce and John Wasylak north 48° west (erroneously described in prior deed as east) 1,000 feet to a point a corner of the lands of Robert Swavely and Ann Swavely, his wife, thence south 42 1/2° west 200 feet to a point a corner of lands of Lot #11, thence along the said Lot #11 north 47° west 60 feet to a point and corner of lands of John Wasylak; thence north 42 1/2° east 200 feet to a point on line of lands of John Wasylak; thence along the said Wasylak lands, south 48° east 60 feet to a point and place of beginning.

TAX Parcel #18-04-0078.010; 18-04-0078.060; 18-04-0078.070

PROPERTY address: 256 Kulp Road, Pottstown, PA 19465

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Frances Heydt Ragsdale a/k/a Frances T. Heydt by Deed from: Mark L. Heydt and Frances D. Heydt, husband and wife

DATED: 08/30/2005 and recorded: 09/01/2005 in Book: 6605 Page 2370

PLAINTIFF: Citimortgage, Inc. s/b/m ABN Mortgage Group, Inc.

VS

DEFENDANT: **FRANCES HEYDT RAGSDALE a/k/a FRANCES T. HEYDT**

SALE ADDRESS: 256 Kulp Road, Pottstown, Pa. 19465

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

SALE NO. 11-2-157
Writ of Execution No. 08-05975
DEBT \$337,629.14

ALL THAT CERTAIN tract of land situated in East Fallowfield Twp. Chester County, PA, designated as Lot 2 on a Plan of Lots made for Clara S. Wagner by Edgar Laub R.S. on 09/17/56, more particularly bounded & described according to the said Plan as follows:

BEGINNING at a point in the center line of a 14 foot right of way distant the 2 following courses & distances from an iron pin in the center line of Strasburg Road at the northeast corner of the Clara S. Wagner tract of land of which these premieres are a part: south 04 degrees 24

minutes east 276.24 feet to an iron pin thence north 84 degrees 39 minutes 30 seconds west 419.27 feet; thence from the said point or place of beginning along remaining land of Clara S. Wagner south 03 degrees 39 minutes 30 seconds east 249.59 feet to a point in the center line of a proposed private road; thence along the center line of the said proposed private road north 85 degrees 49 minutes 30 seconds west, 100 feet to a point; thence along remaining land of Clara S. Wagner north 03 degrees 39 minutes 30 seconds east 249.79 feet to a point in the center of a 14 foot right of way; thence along the same 84 degrees 39 minutes 30 seconds east 100 feet to the place of beginning.

TAX Parcel #47-03-0042.000

PROPERTY address: 49 Wagners Lane, Coatesville, PA 19320

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Kristin N. Gorgo and Richard Gorgo a/k/a Richard Charles Gorgo, Jr.

BY Deed from: Carolyn B. Welsh, Sheriff of the County of Chester

DATED: 03/18/2005 and recorded: 05/03/2005

BOOK: 6479 PAGE: 1124

PLAINTIFF: Countryside Home Loans, Inc.

VS

DEFENDANT: **KRISTIN N. GORG and RICHARD GORG a/k/a RICHARD CHARLES GORG, JR.**

SALE ADDRESS: 49 Wagners Lane, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **MICHAEL T. MCKEEVER, 215-627-1322**

SALE NO. 11-2-158

Writ of Execution No. 10-06153

DEBT \$178,901.96

BY virtue of a Writ of Execution No. 10-06153

OWNER(S) or property situate in the Township of Caln, Chester County, Pennsylvania, being 317 Jennifer Drive, Coatesville, PA 19320-2253

UPI No. 39-3H-27

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$178,901.96

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement Relating to Impac Secured

Assets Corp., Mortgage Pass Through Certificates, Series 2007-1

VS

DEFENDANT: **ADAM BATTLES and NICHOLE BATTLES**

SALE ADDRESS: 317 Jennifer Drive, Coatesville, Pa. 19320-2253

PLAINTIFF ATTORNEY: **JAIME MCGUINNESS, 215-563-7000**

SALE NO. 11-2-161

Writ of Execution No. 07-09690

DEBT \$1,814,911.90

ALL THAT CERTAIN tract or parcel of land situate in Penn Township, Chester County, Pennsylvania, as shown on Plan of Property for Marie McKee, dated April 28, 2004 by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the title line through the bed of State Road (33 feet wide) at a corner of lands now or late of Michael J. and Maryann Maria Conner; thence from the point of beginning, leaving said State Road, along said lands of Conner and along lands now or late of Dawn E. Hood and lands now or late of David J. and Berlia A. Regester, south 04 degrees 52 minutes 41 seconds east 1059.03 feet to an iron pipe at a corner of said lands of Regester in line of lands now or late of Lawrence M. and Doris J. Oranzi, the last described course also being along the easterly line of a 50 foot wide right of way; thence along said lands of Oranzi and through said right of way, south 72 degrees 08 minutes 48 seconds west 44.47 feet to a corner of said lands of Oranzi at an interior point in said right of way; thence along same and continuing through said right of way south 04 degrees 30 minutes 33 seconds east 118.98 feet to a corner of lands now or late of Jack and Frances Wilkins; thence through said right of way, crossing the westerly line thereof, and along said lands of Wilkins, south 85 degrees 29 minutes 27 seconds west 387.96 feet to a point in line of lands now or late of William R. and Patricia Garman which point is north 12 degrees 29 minutes 07 seconds west 236.84 feet from an iron pipe at the southwesterly corner of said lands of Wilkins; thence along said lands of Garman, along lands now or late of Charles H. and Dorothy M. Thomas and lands now or late of Robert L. and Ruth L. Hollars, north 12 degrees 29 minutes 07 seconds west 638.39 feet to an iron pipe in concrete at a corner of lands now or late of Charles E. and Dorothy E. Cromwell; thence along said lands of Cromwell, along lands now or late of John P.

and James E. Davidson, lands now or late of Yvonne Virginia Lomax, land now or late of Robert William and Helen J. Saunders, lands now or late of William B., Jr. and Barbara Ann Wright and lands now or late of Kyle and Neva M. Spencer, north 73 degrees 20 minutes 13 seconds east 502.14 feet to a point on the centerline of said 50 feet wide right of way; thence along said centerline of said right of way and along said lands of Spencer, north 04 degrees 52 minutes 41 seconds west 445.00 feet to the said title line through the bed of State Road; thence along said title line north 73 degrees 26 minutes 25 seconds east 25.53 feet to a corner of said lands of Conner and the point and place of beginning.

BEING UPI 58-4-133.6.

THE above described premises being subject to and together with the use of a 50 foot wide existing right of way mentioned above.

ALSO being known as Lot 2 on a Plan prepared by Regester Associates, Inc., dated March 11, 1991, being Drawing No. W-558 and recorded Plan #11184.

TITLE to said premises is vested in Edwin T. Calvert and Laurretta M. Calvert, as husband and wife and Marie Calvert McKee, as joint tenants with right of survivorship, by Deed from Neva M. Spencer, dated 06/04/2004, recorded 07/21/2004, in Deed Book 6224, Page 2082.

UPI #58-4-133.6

BEING known as the premises of 643 State Road, West Grove, PA 19390

RESIDENTIAL property

SEIZED in execution as the property of Edwin T. Calvert, Laurretta M. Calvert and Marie Calvert-McKee on Judgment No. 07-09690

PLAINTIFF: Suntrust Mortgage, Inc.

VS

DEFENDANT: **EDWIN T. CALVERT and LAURETTA M. CALVERT and MARIE CALVERT-McKEE**

SALE ADDRESS: 643 State Road, West Grove, Pa. 19390

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

SALE NO. 11-2-162

Writ of Execution No. 07-08071

DEBT \$282,181.79

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to the Record Plan of "Northridge Village," Phase II, III and IV, prepared by Conver and Smith

Engineering, Inc., dated 5/12/2004, last revised 2/7/2005 and recorded in Chester County as Plan #17371 as follows, to wit:

BEGINNING at a point on the westerly side of Lennon Lane, a corner of Lot #104 as shown on said Plan; thence from said point of beginning, along the said side of Lennon Lane south 12 degrees 12 minutes 42 seconds west 24.00 feet to a corner of Lot #102; thence along Lot #102 north 77 degrees 47 minutes 18 seconds west 75.00 feet to a point in line of Open Space; thence along said Open Space north 12 degrees 12 minutes 42 seconds east 24.00 feet to a corner of Lot #104; thence along Lot #104 south 77 degrees 47 minutes 18 seconds east 75.00 feet to the first mentioned point and place of beginning.

BEING Lot #103 as shown on said Plan.

BEING known as 2305 Lennon Lane, Phoenixville, PA 19460

BEING the same premises which NVR, Inc., a Virginia corporation, trading as NVHomes, by Indenture dated December 9, 2005 and recorded December 22, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6719, Page 514 granted and conveyed unto Keith I. Pelzer, married man and Bertina M. Pelzer, married woman.

PARCEL No. 15-4-774

IMPROVEMENTS: Residential dwelling.

PLAINTIFF: EMC Mortgage Corporation, Attorney-in-Fact for JPMorgan Chase Bank, National Association, as Trustee

VS

DEFENDANT: **KEITH PELZER and BERTINA M. PELZER**

SALE ADDRESS: 2305 Lennon Lane, Phoenixville, Pa. 19460

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

SALE NO. 11-2-163

Writ of Execution No. 10-07089

DEBT \$374,064.58

BY virtue of a Writ of Execution No. 10-07089

OWNER(S) of property situate in the Warwick Township, Chester County, Pennsylvania, being 2477 Saint Peters Road, Pottstown, PA 19465-8844

UPI No. 19-2-27.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$374,064.58

PLAINTIFF: Fannie Mae (Federal National Mortgage Association)

VS

DEFENDANT: **ROBERT S. & MICHELLE L. McCONNELL**

SALE ADDRESS: 2477 Saint Peters Rd., Pottstown, PA 19465

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

SALE NO. 11-2-164

Writ of Execution No. 10-03943

DEBT \$273,430.78

ALL THAT CERTAIN lot or piece of ground with the buildings improvements, hereditaments, and appurtenances, thereon erected, situate in the Township of Schuylkill County of Chester and State of Pennsylvania, bounded and described according to a Plan of Wilbourne Acres made by Earl R. Ewing, Registered Surveyors, Phoenixville, PA dated March 2, 1961 and last revised July 14, 1961 as follows, to wit:

BEGINNING at a point of tangent on the northwesterly side of Veronica Lane (50 feet wide) which point is at the arc distance of forty and twenty one one hundredths feet measured on a line curving to the right having radius of twenty five feet from a point on a curve on the southerly side of Sandra Lane (50 feet wide) (as shown on said Plan); thence extending from said beginning point along the said side of Veronica Lane south 44 degrees 24 minutes west one hundred fifty three and twenty three one hundredths feet to a point; thence extending north 45 degrees 36 minutes west two hundred feet to a point; thence extending north 44 degrees 24 minutes east one hundred seventy one and sixty eight one hundredths feet to a point on the southerly side of Sandra Lane, aforesaid; thence extending along the same south 47 degrees 45 minutes east one hundred seventy four and eighteen one hundredths feet to a point of curve; thence extending on a line curving to the right having a radius of twenty five feet the arc distance of forty and twenty one one hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 37 as shown on said Plan County Parcel Number 27-5-11.14

TITLE to said premises is vested in Robert J. Endres, Jr., by Deed from Rob Endres, dated 03/23/2006, recorded 04/24/2006 in Book 6823, Page 574.

UPI #27-05-11.14

BEING known as the premises of 634 Sandra Lane, Phoenixville, PA 19460-2320

RESIDENTIAL property

SEIZED in execution as the property of Robert J. Endres, Jr on Judgment No. 10-03943

PLAINTIFF: US Bank National Association, as Trustee for the GSAMP Trust 2006-HE6 Mortgage Pass-Through Certificates, Series 2006-HE6

VS

DEFENDANT: **ROBERT J. ENDRES, JR.**

SALE ADDRESS: 634 Sandra Ln., Phoenixville, PA 19460

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

SALE NO. 11-2-165

Writ of Execution No. 10-04907

DEBT \$83,310.48

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

TITLE to said premises is vested in unknown surviving heirs of Clarence Dampman,

deceased mortgagor and real owner and Virginia H. Dampman, only known surviving heir of Clarence Dampman, deceased mortgagor and real owner by Deed from Clarence Dampman Jr., who acquired title by right of survivorship on the death of his wife, Florence Dampman, deceased, dated May 4, 2005 and recorded May 24, 2005 in Deed Book 6499, Page 2106 Document # 10536143.

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

TAX I.D. #: 39-3G-11

PLAINTIFF: BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **Unknown Surviving Heirs of CLARENCE DAMPMAN, deceased mortgagor & real owner & VIRGINIA H. DAMPMAN, only known surviving heir of CLARENCE DAMPMAN, deceased mortgagor & real owner**

SALE ADDRESS: 1302 Blackhorse Rd., Coatesville, PA 19320

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

SALE NO. 11-2-166

Writ of Execution No. 10-00014

DEBT \$236,020.14

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Stoney Run prepared by Bursich Associates, Inc., dated 4/13/1995, last revised 8/30/1996 and recorded as Plan No. 13736, as follows, to wit:

BEGINNING at a point on the southeasterly side of Winding Stream Road (50 feet wide), a corner of Lot No. 87 on said Plan; thence from said beginning, leaving Winding Stream Road and extending along Lot 87, south 84 degrees 48 minutes 45 seconds east 148.48 feet to a point, a corner; thence extending, south 09 degrees 41 minutes 15 seconds west 80.25 feet to a point, a corner of Lot No. 85 on said Plan; thence extending along Lot 85, north 84 degrees 48 minutes 45 seconds west 142.19 feet to a point on the southeasterly side of Winding Stream Road, aforesaid; thence extending along Winding Stream Road, north 05 degrees 11 minutes 15 seconds east 80.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 86 on said Plan.

TITLE to said premises is vested in Brian G Alderman a/k/a Brian Gale Alderman and Angela H. Alderman a/k/a Angela Harper Alderman, husband and wife, by deed from NVR, Inc., a Virginia Corporation, dated October 28, 1999 and recorded November 4, 1999 in Deed Book 4662, Page 77.

PREMISES being known as: 412 Winding Stream Road, Spring City, Pennsylvania 19475.

TAX I.D. #: 21-6-122

PLAINTIFF: Chase Home Finance, LLC

VS

DEFENDANT: **BRIAN G. ALDERMAN a/k/a BRIAN GALE ALDERMAN & ANGELA H. ALDERMAN a/k/a ANGELA HARPER ALDERMAN**

SALE ADDRESS: 412 Winding Stream Rd., Spring City, PA 19475

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

SALE NO. 11-2-167

Writ of Execution No. 07-10722

DEBT \$228,354.86

ALL THAT CERTAIN lot or parcel of land, situate in the south side of Temple Road, North Coventry Township, Chester County, Pennsylvania, bounded and described in accordance with a subdivision plan prepared for the Elizabeth H. Evans Estates dated 3/22/1985, last revision 10/18/1985 by Ralph E. Shaner & Son Engineering Co., Pottstown, PA, as follows, to wit:

BEGINNING at a corner of Lot No. 2 located in the bed of Temple Road (legal width of 33 feet and ultimate width of 50 feet) and being distance 635.32 feet from the center of Evans Road (legal width of 23 feet and ultimate width of 50 feet); thence from said point of beginning leaving Temple Road and along Lot No. 2, south 27 degrees 55 minutes west, 357.27 feet to a corner; thence along Lot No. 3, south 32 degrees 23 minutes west, 190.53 feet to a corner of Lot No. 5; thence along Lot No. 5, north 68 degrees 43 minutes 40 seconds west, 489.02 feet to a corner on line of lands of Paul Taylor; thence along lands of Paul Taylor, north 01 degrees 53 minutes west, 294.77 feet to a corner of lands of Henry Burke; thence along lands of Henry Burke and lands of Kutz and James Evans, south 64 degrees 05 minute east, 597.44 feet to a corner; thence continuing along lands of James Evans, north 27 degrees 55 minutes east 334.95 feet to a corner in the bed of Temple Road; thence in and along the bed of

Temple Road, south 53 degrees 14 minutes east 50.60 feet to the place of beginning.

TITLE to said premises is vested in Michael Rodgers by Deed from Cartus Financial Corporation dated October 17, 2006 and recorded November 22, 2006 in Deed Book 7014, Page 1880.

PREMISES being known as: 1388 Temple Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-2-91

PLAINTIFF: Wells Fargo Bank, NA,
as Trustee for Sasco 20070-BCI

VS

DEFENDANT: **MICHAEL
RODGERS**

SALE ADDRESS: 1388 Temple Rd.,
Pottstown, PA 19465

PLAINTIFF ATTORNEY: **TER-
RENCE McCABE, 215-790-1010**

SALE NO. 11-2-168

Writ of Execution No. 10-09958

DEBT \$460,773.95

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, described in accordance with a map of property made for Catherine H. Beltaire, by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 8/6/1955 and revised 11/17/1956 as follows, to wit:

BEGINNING at a point on the north-west side of Old Eagle School Road (33 feet wide) said point being at the distance of 231 feet measured southwest from its intersection with the middle line of Weadley Road (33 feet wide); thence extending along the northwest side of Old Eagle Road south 13 degrees 30 minutes west 92.9 feet to a point on the northeast side of Trowill Road (33 feet wide); thence along same north 82 degrees 34 minutes west 303.32 feet to a corner of Lot #21; thence along same north 07 degrees 26 minutes east, 92.38 feet to a point in line of land now or late of C.N. Davis; thence along same south 82 degrees 34 minutes east, 313.14 feet to the first mentioned point and place of beginning.

BEING known as 511 Trowill Lane,
Wayne, PA 19087

TAX Parcel Number: 43-06P-0089

UPI #43-6P-89

IMPROVEMENTS: residential
dwelling

BEING the same premises: Richard D. Creighton, as sole owner, by Deed from Cheryl Correll dated 3/23/2007 and recorded 3/26/2007 in Record Book 7114, Page 1997.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **RICHARD D.
CREIGHTON**

SALE ADDRESS: 511 Trowill Ln.,
Wayne, PA 19087

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

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