

NOTICES

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

NOTICE OF FILING ACCOUNTS

ACCOUNTS LISTED FOR AUDIT ON

WEDNESDAY, SEPTEMBER 4, 2013

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

THE HONORABLE KATHERINE B. L. PLATT

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

IN RE: STANLEY DAVID HART, TRUST **1513-1297**

FIRST AND FINAL ACCOUNT

OF: PENNSYLVANIA TRUST COMPANY, TRUSTEE

DAVID W. RAWSON, TRUSTEE

STANLEY DAVID HART, TRUSTEE

ATTORNEY(S):

PAUL BAKER BARTLE, ESQUIRE

ESTATE OF M. EVELYN FOSSETT, DECEASED **1512-1107**

FIRST AND FINAL ACCOUNT

OF: THOMAS J. FOSSETT SR, EXECUTOR

ATTORNEY(S):

DAVID L. STECK, ESQUIRE

ESTATE OF JAMES A. LAM, DECEASED **1509-0475**

FIRST AND INTERIM ACCOUNT

OF: HOWARD R. COHEN, EXECUTOR

ATTORNEY(S):

HOWARD R. COHEN, ESQUIRE

ESTATE OF INGA WILLIAMS, DECEASED **1512-0885**

A/K/A INGA M. BOYER WESLEY WILLIAMS

FIRST AND FINAL ACCOUNT

OF: WENDELL WESLEY, ADMINISTRATOR

MARSHA THOMAS, ADMINISTRATOR

ATTORNEY(S):

THOMAS P. MOHR, ESQUIRE

IN RE: COLVIN FAMILY, TRUST**1513-1329**

FIRST ACCOUNT

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE

ATTORNEY(S):

ADAM C. KACHURAK, ESQUIRE

JAMES FRANCIS MANNION, ESQUIRE

ESTATE OF JAROLD J. SEDLACEK, DECEASED**1509-0936**

A/K/A JAROLD JOSEPH SEDLACEK

INTERIM ACCOUNT

OF: JANET L. SEDLACEK, EXECUTOR

ATTORNEY(S):

ERIC L. B. STRAHN, ESQUIRE

CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION LAW****NO. 13-07463**

NOTICE IS HEREBY GIVEN that the name change petition of Julia C Gardner was filed in the above-named court and will be heard on September 16, 2013, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: July 31, 2013

Name to be changed from: Aidan Andrews
Young to: Aidan Andrews Young Gardner

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

CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 13-03837**

NOTICE IS HEREBY GIVEN that the name change petition of El Sayed Ahmed Morsi was filed in the above-named court and will be heard on September 9, 2013, at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: April 22, 2013

Name to be changed from: El Sayed Ahmed Morsi to: Ahmed Ahmed Morsi

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

THOMAS A. PITT, III, Attorney for Petitioner
214 S. New Street
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for Krapf Management Company, Inc., a corporation organized under the Business Corporation Law of 1988.

Fox Rothschild LLP, Solicitors

747 Constitution Dr., Ste. 100

P.O. Box 673

Exton, PA 19341-0673

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for GK Jr. Associates, Inc., a corporation organized under the Business Corporation Law of 1988.

Fox Rothschild LLP, Solicitors

747 Constitution Dr., Ste. 100

P.O. Box 673

Exton, PA 19341-0673

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

ABBONIZIO, Nicholas T., late of East Bradford. Francesca M. Abbonizio, care of D. SELAINE KEATON, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, Administratrix. D. SELAINE KEATON, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, atty.

BLACKLEDGE, Eileen L., late of Tredyffrin Township. Karen B. O'Brien, care of JANET M. COLLITON, Esquire, 790 East Market Street, Suite 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 East Market Street, Suite 250, West Chester, PA 19382-4806, atty.

BOMGARDNER, Harold R., late of Caln Township. Richard S. Bomgardner, 6 Hillcrest Drive, Downingtown, PA 19335, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CHAMBERS, Esther S. Paskings, late of West Chester. Margaret Bragg, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

COLLIER, Wade, C., late of Uwchlan Township. Cathy J. Collier, 611 North Ship Road, Exton, PA 19341, Executor. KLING & FANNING, LLP, 131 West Main Street, New Holland, PA 17557, atty.

DEADDIO, Beverly J., a/k/a Beverly Jean DeAddio, late of Borough of West Chester. Charles G. Moore, Jr. and Richard R. Streeter, care of DAVID T. SCOTT, Esquire, Westtown Business Center, 1528 McDaniel Drive, West Chester, PA 19380, Executors. DAVID T. SCOTT, Esquire, Delaney & Scott, P.C., Westtown Business Center, 1528 McDaniel Drive, West Chester, PA 19380, atty.

FARRA, Sadie Anna, late of Malvern Borough. Susan A. Carr and Patricia Gallagher, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrices. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

FOURNIER, Paul L., late of East Goshen Township. Patrice Varney, care of LEONARD A. SLOANE, Esquire, 344 West Front Street, P.O. Box 319, Media, PA 19063, Executrix. LEONARD A. SLOANE, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19063, atty.

HOUSER, Harriette A., late of Borough of Oxford. Jackie Maas and Karl Houser, care of WILLIAM P. LINCKE, Esquire, 334 West Front Street, Media, PA 19063, Executors. WILLIAM P. LINCKE, Esquire, Beatty Lincke, 334 West Front Street, Media, PA 19063, atty.

JOHNS, Robert W., Jr., late of East Goshen Township. Robert W. Johns, III, 971 E. Penn Drive, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

KEDASH, Carolyn Brownlee, late of Kennett Square. David Brownlee Kedash, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LACEY, Mary L., late of West Whiteland Township. Kevin Lacey, care of JOAN M. GRANER, Esquire, 11 West Third Street, Media, PA 19063, Executor. JOAN M. GRANER, Esquire, 11 West Third Street, Media, PA 19063, atty.

MAHER, Marie T., late of Borough of West Chester. Janice A. Hill, care of ALLEN H. TOLLEN, Esquire, 15 East Front Street, Media, PA 19063, Executrix. ALLEN H. TOLLEN, Esquire, Tollen & Buckler, 15 East Front Street, Media, PA 19063, atty.

MCDERMOTT, Charles J., Jr., late of Westtown Township. Charles J. McDermott, III, 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.

MCDOWELL, Wilmer H., Jr., late of West Nottingham Township. James Newton McDowell, care of R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL MCMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

PITTOCK, William H., late of Pennsbury Township. National Penn Investors Trust Company, care of GUY F. MATTHEWS, Esquire, 344 West Front Street, P.O. Box 319, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19063, atty.

PUPILLO, Barbara A., a/k/a Barbara Pupillo, late of North Coventry Township. Daniel G. Fitzgerald, Jr., 634 Roberta Drive, Pottstown, PA 19464, Executor. JAMES W. ZERILLO, Esquire, 937 North Hanover Street, Pottstown, PA 19464, atty.

RUNYAN, Janet M., a/k/a Janet M. Bertolet, late of East Vincent Township. Nancy J. Short, care of ROBERT M. SLUTSKY, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Robert M. Slutsky Associates, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

2nd Publication

ASKEW, Fannie M., late of Willistown Township. Lee Peace, care of JEFFREY R. ABBOTT, Esquire, 108 Chesley Drive, Media, PA 19063, Administrator. JEFFREY R. ABBOTT, Esquire, Abbott Lastowka & Overholt LLP, 108 Chesley Drive, Media, PA 19063, atty.

ATLEY, Sara Ida London, late of West Chester Borough. Sharon Mc Neil, care of BRIDGET M. WHITLEY, Esquire, 17 South 2nd Street, 6th Floor, Harrisburg, PA 17101-2039, Administratrix. BRIDGET M. WHITLEY, Esquire, Skarlatos & Zonarich LLC, 17 South 2nd Street, 6th Floor, Harrisburg, PA 17101-2039, atty.

BRACKIN, Laura H., late of City of Coatesville. Corey L. Brackin, care of KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executor. KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

BRAY, Charles L., late of Spring City. Randall W. Jeffries, 416 Reitnour Road, Spring City, PA 19475, Executor. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

BREUNINGER, Shirley M., late of East Goshen Township. Karen L. Lutschaunig, care of LYN B. SCHOENFELD, Esquire, 25 W. Second Street, P.O. Box 900, Media, PA 19063, Executrix. LYN B. SCHOENFELD, Esquire, Gallgher, Schoenfeld, Surkin, Chupein & De Mis, P.C., 25 W. Second Street, P.O. Box 900, Media, PA 19063, atty.

BROWN, Addison Reid, a/k/a Addison Reid Brown, Jr., late of West Brandywine Township. Judith A. Smith and Deborah L. Arters, care of Carol Ryan Livingood, Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executrices. Carol Ryan Livingood, Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

COULTER, Gerlinde E., late of East Fallowfield. Susan E. Cox, 200 Wilmington Road, Coatesville, PA 19320, Executrix.

DAKIN, Dennis C., late of Lincoln University. Mary T. Dakin, care of MARNIE L. BURK, Esquire, 301 E. MacDade Blvd., Folsom, PA 19033, Executrix. MARNIE L. BURK, Esquire, 301 E. MacDade Blvd., Folsom, PA 19033, atty.

GIALLORETO, Frances T., late of East Nantmeal Township. Anthony Gialloreto, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GIRAFALCO, Philip A., Jr., late of Coatesville. Mark A. Girafalco, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

GREEN, Margaret C., late of Borough of Phoenixville. Kathleen M. Martin, 804 Bauman Circle, Pottstown, PA 19465, Executrix. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

HAUENSCHILD, Doris, late of Easttown Township. JOSEPH A. BELLINGHERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHERI, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

HEROLD, Horst, late of Paoli. Mattias Herold, 125 W. 16th Street, Apt. 166, New York, NY 10011, Executor. PAUL J. RUBINO, Esquire, Rubino & Hoey, LLC, 50 Darby Road, Paoli, PA 19301-1416, atty.

JENSEN, Klara, late of West Chester/West Bradford. Olav Aavik, 1517 SawTimber Trail, West Chester, PA 19380, Executor.

KULP, Gerald L., late of East Coventry Township. Thomas R. Kulp, 878 Ellis Woods Road, Pottstown, PA 19465 and Robert G. Kulp, 876 Ellis Woods Road, Pottstown, PA 19465, Executors.

LOCONSOLE, Florence, late of East Vincent Township. Carl J. Loconsole, 1926 Clearview Avenue, Norristown, PA 19403, Executor. THOMAS M. KEENAN, Esquire, Keenan, Ciccitto & Associates, 376 E. Main Street, Collegeville, PA 19426, atty.

NOONAN, Joseph M., late of Willistown Township. Brian J. Mc Grath, care of MAURICE D. LEE, III, Esquire, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, Executor. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, atty.

PHILLIPS, Richard G., late of Easttown Township. Richard G. Phillips, care of JENNA R. MILLMAN, Esquire, 1735 Market Street, 51st Fl., Philadelphia, PA 19103-7599, Executor. JENNA R. MILLMAN, Esquire, Ballard Spahr LLP, 1735 Market Street, 51st Fl., Philadelphia, PA 19103-7599, atty.

RAGATKY, Ruth E., late of Tredyffrin Township., care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

REYNOLDS, Mary B., late of East Goshen Township. Laurie J. Brahl, care of WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, Executor. WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, atty.

ROWAN, Mark M., late of West Chester. Joseph I. Rowan, III and Michael P. Rowan, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executors. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

SCHUBERT, Frederick V., a/k/a Fred Schubert, late of Downingtown. Maria A. Schubert, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

STOW, Barbara J., late of Honey Brook Township. Barbara Jean Prevost a/k/a B.J. Prevost, care of Gingrich, Smith, Klingensmith & Dolan, 45 East Orange Street, Lancaster, PA 17602, Executrix. THOMAS G. KLINGENSMITH, Esquire, Gingrich, Smith, Klingensmith & Dolan, 45 East Orange Street, Lancaster, PA 17602, atty.

SULLIVAN, Daniel P., late of Willistown. Michael T. Sullivan and Patricia M. Werremeyer, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, Ste. 200, West Chester, PA 19382, Administrators. JENNIFER H. WALKER, Esquire, 31 S. High Street, Ste. 200, West Chester, PA 19382, atty.

SUPPLEE, Mildred M., late of West Brandywine Township. R. Walter Supplee, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. NEIL W. HEAD, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

3rd Publication

BARRETT, William G., late of East Caln. Susan B. Schoellkopf, 233 Roosevelt Ave., Downingtown, PA 19335, Executrix. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BENDES, Adele N., late of East Goshen Township. Charles N. Bendes and Merrie B. Wood, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executors. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

CONWAY, Mary, late of Phoenixville. Joan Conway, 123 Starr Street, Phoenixville, PA 19460, Executrix. KENT E. CONWAY, Esquire, Rogers & Associates, LLC, 25 Elliott Avenue, Bryn Mawr, PA 19010, atty.

CULP, Lewis W., Jr., late of Malvern. Carmen E. Culp, 7 Buck Run Lane, Malvern, PA 19355, Administrator. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, 800 Lancaster Avenue, Suite T-2, Berywyn, PA 19312-1780, atty.

DECKARD, David D., late of East Goshen Township. Sandra C. Deckard, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

EWING, John H., late of West Grove. William Joseph Ahern, care of PAUL D. NELSON, Esquire, 1400 N. Providence Road, Suite 115, Media, PA 19063, Executor. PAUL D. NELSON, Esquire, 1400 N. Providence Road, Suite 115, Media, PA 19063, atty.

FAWCETT, Margaret M., late of West Chester, West Whiteland Township. Catherine Malone, 285 West Boot Road, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

GILMORE, Barbara A., late of Borough of Elverson. Christine A. Snow, 263 Old Mill Road, Kane, PA 16735, Executrix. JAMES D. SCHEFFEY, Esquire, Yergey. Daylor. Allebach.Scheffey. Picardi, 50 S. Pine Street, P.O. Box 526, Elverson, PA 19520-0526, atty.

HANNA, Richard E., late of Chester County. Southeastern Veterans' Center, care of STEPHEN J. BUSHINSKI, Esquire, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, Administrator. STEPHEN J. BUSHINSKI, Esquire, Office of Chief Counsel, Department of Military and Veteran Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002, atty.

KIMMERLE, Karen Y., late of East Pikeland Township. John P. Newman, 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.

KRIEGER, Kenneth S., a/k/a Kenneth Stephen Krieger, late of Tredyffrin Township. Gail D. Krieger, care of ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301, Executrix. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301, atty.

LARGE, Ann Gray, a/k/a Ann Large, late of East Pikeland Township. Pamela Wade Latta and Priscilla Wade Belsinger, care of MARGARET GALLAGHER THOMPSON, Esquire, 200 Four Falls Corporate Center, Ste 400, West Conshohocken, PA 19428, Executrices. MARGARET GALLAGHER THOMPSON, Esquire, Cozen O'Connor, P.C., 200 Four Falls Corporate Center, Ste 400, West Conshohocken, PA 19428, atty.

LE BRESKO, Anthony D., late of Tredyffrin Township. Joseph L. Le Bresco, 4 Duffryn Avenue, Malvern, PA 19355, Executor. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

LUONGO, Stanley E., a/k/a Stanley E. Luongo, Sr., late of Westtown Township. Lauren Marie Edgar and Donna Marie Savastio, c/o 1194 Carrie Lane, West Chester, PA 19382, Executrices. **RONALD A. LUONGO**, Esquire, Luongo Law Center, P.C., 15 Paoli Plaza, Ste. H, Paoli, PA 19301, atty.

MC ATEE, Jeanne M., a/k/a Jeanne Mc Atee and Jeanne Cantor Mc Atee, late of East Goshen Township. Jay J. Mc Atee, care of F.D. HENNESSY, JR., Esquire, P.O. Box 217, Landsdowne, PA 19050-0217, Executor. F.D. HENNESSY, JR., Esquire, Hennessy, Bullen & Mc Elhenney, P.O. Box 217, Landsdowne, PA 19050-0217, atty.

PEARSON, Charlotte P., late of Tredyffrin Township. Gardiner P. Pearson and Isaac P. Pearson, care of **MICHAEL S. DINNEY**, Esquire, P.O. Box 128, Bryn Mawr, PA 19010, Executors. **MICHAEL S. DINNEY**, Esquire, Shea Law Offices, LLP, P.O. Box 128, Bryn Mawr, PA 19010, atty.

SWEIGART, Mary Elizabeth, late of Honey Brook Township. Dorothy M. Simmons, care of **DENNIS B. YOUNG**, Esquire, 430 West First Avenue, Parkesburg, PA 19365, Executrix. **DENNIS B. YOUNG**, Esquire, 430 West First Avenue, Parkesburg, PA 19365, atty.

TENNITY, Bernard C., late of Westtown Township. Joan M. Tennity, care of **ALLAN B. GREENWOOD**, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. **ALLAN B. GREENWOOD**, Esquire, Siana, Bellwoar & McAndrew, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

TIPTON, Frankie Lee, Sr., late of E. Nottingham Township. Wilma Tipton, care of **JENNIFER L. ZEGEL**, Esquire, Cira Center, 2929 Arch Street, 13th Fl., Philadelphia, PA 19104, Administratrix. **JENNIFER L. ZEGEL**, Esquire, Reger Rizzo Darnall LLP, Cira Center, 2929 Arch Street, 13th Fl., Philadelphia, PA 19104, atty.

ZUKIN, Betsy Elliott, late of West Chester Borough. Max Zukin, care of **JOEL L. FRANK**, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Administrator. **JOEL L. FRANK**, Esquire, Lamb Mc Erlane, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

1st Publication

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for the KUDVUMISA FOUNDATION USA, INC. were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on the 18th day of June 2012 and Amended Articles on the 16th day of August, 2013, in order to comply with the requirements of Section 501 (c) (3) of the Internal Revenue Code regarding tax-exempt organizations.

A. MARK WINTER, Solicitor
310 W. Chocolate Avenue
Hershey, PA 17033

NOTICE**NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION –****GENERATION MORTGAGE COMPANY v. NATHANIEL L. WILLIAMS, ET AL.
COURT OF COMMON PLEAS CHESTER COUNTY NO.: 2012-03999****NOTICE TO NATHANIEL L. WILLIAMS, LAST RECORD OWNER AND UNKNOWN HEIRS,
DEWISEES AND PERSONAL REPRESENTATIVES OF NATHANIEL L. WILLIAMS,
DECEASED LAST RECORD OWNER**

You are hereby notified that on April 18, 2012, Plaintiff, GENERATION MORTGAGE COMPANY, filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Chester County Pennsylvania, docketed as No. 2012-03999. Plaintiff seeks to foreclose on the mortgage secured on your property located at 50 Old Lancaster Road a/k/a 52 Old Lancaster Road, Malvern, PA 19355 whereupon your property would be sold by the Sheriff of Chester County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE:

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Chester County * Lawyer Referral and Information Service, Chester County Bar Association, 15
West Gay Street, West Chester, PA 19380, (610) 429-1500**

NOTICE

COURT OF COMMON PLEAS
CHESTER COUNTY
CIVIL DIVISION – NO. 2010-07558
COMPLAINT IN MORTGAGE FORECLOSURE

PNC Mortgage, a Division of PNC Bank NA, Plaintiff vs. Irene Ollie Newman, Virgil H. Newman, Deceased, Marjorie May Newman, Deceased, James P. Waltz and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Virgil H. Newman, Deceased and/or Marjorie May Newman Deceased, Defendant(s)

TO: Virgil H. Newman, Deceased and/or Marjorie May Newman, Deceased and Any and All Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Virgil H. Newman, Deceased and/or Marjorie May Newman Deceased, Defendant(s), whose last known address is 1107 Scott Drive, Coatesville, PA 19320.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC Mortgage, a Division of PNC Bank NA, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to NO. 2010-07558, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1107 Scott Drive, Coatesville, PA 19320, whereupon your property would be sold by the Sheriff of Chester County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Chester Co. Bar Assoc., Lawyer Referral Service, 15 West Gay St., P.O. Box 3191, West Chester, PA 19381, 610-429-1500. Mark J. Udren, Stuart Winneg, Lorraine Doyle, Alan M. Minato, Chandra M. Arkema, Adam L. Kayes & Marguerite L. Thomas, Attys. For Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

2nd Publication**NOTICE**

Notice is hereby given that a Petition of North Coventry Township that was filed under the Donated or Dedicated Property Act of December 125, 1959, P.L. 1772, No. 670, 53 P.S. §3381 ("Petition"), a hearing is scheduled for October 22, 2013 at 9:30 a.m. in Courtroom 15 of the Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania

The Petition relates to an approximate 22 acre Open Space tract ("Tract") that is south of Lenape Crossing and east of Route 100 in North Coventry Township. The Tract is south of the commercial development known as Town Square Plaza where the Lowe's store and other retail facilities are situate. In the Petition, the Township states that it seeks Court approval to use 12 acres of the 22 acre parcel for municipal services including a new police station and a new public works garage and related facilities. The Township asserts that by developing the property, the remaining 10 acres would become useable for public recreational use because:

- a. Access to the area would be provided. (the present access is very limited and does not allow for vehicular access).
- b. There would be adequate parking established.
- c. There would be public lavatories.
- d. There would be security.
- e. The Township road crew would manage and maintain the open space for active and passive recreational uses for the public.
- f. The mixed use would induce the public to come to the open space area and use the same for public purposes.

The Township further asserts that the development for municipal use would benefit the public by developing a police station with substantial visibility along the heavily travelled Route 100 and adjacent to retail establishments, and in close proximity to the North Coventry Elementary School as well as residential development in the area.

The Township believes that the public would not incur a detrimental fiscal impact from the construction of a new police station on the 12 acre parcel to be subdivided as proposed since much of the necessary funds for construction of the police station have already been set aside. There is a substantial need for a new police station and the Township has been searching for property along the Route 100/South Hanover Street corridors for ten (10) years, more or less.

The Township has assured that the community needs concerning open space and environment protection are well met. Since May 15, 2006 North Coventry Township has acquired 573.528 acres of open space for the public at a cost of \$6,800,700.56. The Township plans to acquire additional open space properties and has entered into an agreement to acquire an additional open space parcel of 22.5 acres. That parcel is in the High Quality designated Pigeon Creek Watershed and adjacent to an existing 643 acre Township park in the priority Hopewell Big Woods conservation area.

Any resident, group or organization of the Township shall have the right to file a protest with respect to the Petition of North Coventry Township and shall be entitled to be heard in person or by counsel to intervene in the action before the Chester County Court of Common Pleas, Orphans' Court Division.

The Township welcomes any inquiry concerning the Petition and the proposed plan. Any resident, group, organization or legal representative thereof can contact Kevin Hennessey, the Township Manger at the Township office located at 845 S. Hanover Street, Pottstown, PA or call 610-323-1694.

Lawrence Sager, Esquire
SAGER & SAGER ASSOCIATES
45 High Street
Pottstown, PA 19464
(610) 323-1328
Solicitor for North Coventry Township

RECEIVER'S SALE
UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
DOCKET # 2:13-cv-01614-RB

Wherein, U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as successor by merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2005-TOP17 is the plaintiff and Coventry Retail LP is the defendant.

Execution for Sale of Premises

Dinsmore & Shohl LLP
Attorney(s)
(610) 408-6020

By virtue of the Default Judgment dated July 24, 2013, Jones Lang LaSalle Americas, Inc., the Court-appointed Receiver in this matter, shall expose for sale by public venue and pursuant to 28 U.S.C. § 2001, et seq., and sell to the highest bidder on **September 19, 2013, at 11:00 a.m.**, prevailing time, at 351 W. Schuylkill Road, Pottstown, Pennsylvania 19465, the following:

The property (the "Property") commonly known as: "The Coventry Mall" at 351 W. Schuylkill Road, Pottstown, Pennsylvania 19465, Tax Map Parcels 17-3-14.1; 17-3-17.1; 17-3F-7; 17-3F-8; 17-3F-9; 17-3F-10; 17-3-14; 17-3-14.2; 17-3-80; 17-3-81; 17-3-82; and 17-3-83

Claims must be filed at the offices of Dinsmore & Shohl LLP, 1200 Liberty Ridge Drive, Suite 310, Wayne, PA 19087, Attn: Richard A. O'Halloran (610-408-6020) before the sale date. Claims to the proceeds from the sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Richard A. O'Halloran before distribution. A schedule of distribution will be filed with the Court by the Court-appointed Receiver, no later than thirty (30) days from the date of the passing of the deed to the Property to the successful bidder, unless plaintiff is the successful bidder. If the plaintiff is the successful bidder, no schedule of distribution will be filed.

This concise description does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP.

Approximate amount due Plaintiff on the execution as of June 26, 2013: \$62,406,171.09, with continuing interest and costs thereafter.

Court-appointed Receiver makes no representations expressed or implied as to the existence or validity of any liens and encumbrances on the property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Property will be divested as a result of the Sale unless lienholders or claimants take appropriate steps to protect their rights.

20% of amount bid will be required as a non-refundable deposit at time of Sale, in cash, Certified Check, or Official Bank Check, balance to be paid within 30 days of Sale. Plaintiff will not be required to post a deposit or tender cash on any credit bid it makes. Additional terms and conditions to be announced on the date of the sale.

Court-appointed Receiver hereby reserves the right to adjourn this Sale without further notice or publication.

For questions, contact Richard A. O'Halloran, Esquire at 610-408-6020, richard.ohalloran@dinsmore.com.

SHERIFF SALE OF REAL ESTATE

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on Thursday, September 19, 2013 at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, Monday, October 21, 2013. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 13-9-712

Writ of Execution No. 11-13885

DEBT \$163,894.14

BY virtue of a Writ of Execution No. 11-13885

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 122 Chester Court, Downingtown, PA 19335-4215

PARCEL No. 39-5A-121

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$163,894.14

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) AKA Soundview Home Loan Trust 2006-3

VS

DEFENDANT: **ANTONIO CRACCHIOLO**

SALE ADDRESS: 122 Chester Court, Downingtown, PA 19335

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

SALE NO. 13-9-713

Writ of Execution No. 13-01468 DEBT

\$374,611.39

BY virtue of a Writ of Execution No. 13-01468

OWNER(S) of property situate partly in the Township of East Whiteland and Partly in the Township of East Goshen, Chester County, Pennsylvania, being 4 Anthony Drive, Malvern, PA 19355-1971

PARCEL No. 42-6-49.44

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$374,611.39

PLAINTIFF: Wells Fargo Bank NA VS

DEFENDANT: **HUNTER D. & CARRIE S. WILLIAMS**

SALE ADDRESS: 4 Anthony Dr, Malvern, PA 19355

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

SALE NO. 13-9-714

Writ of Execution No. 12-09431 DEBT

\$190,459.81

BY virtue of a Writ of Execution No. 12-09431

OWNER(S) of property situate in the Township of Schuylkill, Chester County, Pennsylvania, being 208 North Norris Avenue, Phoenixville, PA 19460-2475

PARCEL No. 27-6A-101

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$190,459.81

PLAINTIFF: Wells Fargo Bank NA VS

DEFENDANT: **NANCY J. TARQUINIO**

SALE ADDRESS: 208 N Norris Ave, Phoenixville, PA 19460

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

SALE NO. 13-9-715

Writ of Execution No. 12-09568 DEBT

\$219,871.68

BY virtue of a Writ of Execution No. 12-09568

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 125 Marthas Way, West

Grove, PA 19390-1359
 PARCEL No. 59-8-474
 IMPROVEMENTS thereon: residential dwelling
 JUDGMENT amount: \$219,871.68
 PLAINTIFF: Wells Fargo Bank NA
 VS
 DEFENDANT: **CHRISTOPHER & STACIE HORNBERGER**
 SALE ADDRESS: 125 Marthas Way, West Grove, PA 19390
 PLAINTIFF ATTORNEY: **ADAM H. DAVIS, 215-563-7000**

SALE NO. 13-9-716**Writ of Execution No. 09-13858****DEBT \$263,696.07**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a survey by Edgar Laub, Registered Surveyor, Coatesville, Pennsylvania, for Robert Shirley and Silvio Pietrinfermi dated August 12, 1968, as follows, to wit:

BEGINNING at an interior point in the middle of a thirty feet wide proposed road a corner of land of G.A. Seeds; thence extending along the center line of said road north three degrees forty two minutes west three hundred seventy one and thirty six one-hundredths feet to a corner of other land of G.A. Seeds; thence along the same north eighty six degrees eighteen minutes twenty seconds east four hundred nineteen and thirty seven one-hundredths feet to an iron pin a corner of land of David Fenimore; thence along same south three degrees eleven minutes fifty seconds east four hundred seventeen and thirty one one-hundredths feet to an iron pin; thence along land of G.A. Seeds south eighty six degrees eighteen minutes twenty seconds west three hundred eighty six and seventy two one-hundredths feet to an iron pin; thence on the arc of a circle curving to the right with the radius of three hundred seventy five feet the arc distance of thirty and eighty nine one-hundredths feet to an iron pin; thence extending north forty degrees fourteen minutes two seconds west twenty five and seventy two one-hundredths feet to the point and place of beginning.

BEING Lot B on said Plan.

TAX Parcel #: 50-2-41-1

BEING known as: 1213 Seeds Lane, Downingtown, PA 19335

BEING the same premises which George T. Mabe and April M. Mabe, his wife, by

Deed dated 2/6/76 and recorded 2/13/76, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book L47 Page 334, granted and conveyed unto Ronald B. Elliott and Aldine A. Elliott, his wife

PLAINTIFF: Aurora Loan Services
 VS

DEFENDANT: **ALDINE A. & RONALD B. ELLIOTT**

SALE ADDRESS: 1213 Seeds Ln, Downingtown, PA 19335

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

SALE NO. 13-9-717**Writ of Execution No. 12-03800****DEBT \$195,042.18**

BY virtue of a Writ of Execution No. 12-03800

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 539 West Boot Road, West Chester, PA 19380-1054

PARCEL No. 41-8-74

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$195,042.18

PLAINTIFF: Wells Fargo Bank NA
 VS

DEFENDANT: **MARY WON**

SALE ADDRESS: 539 West Boot Road, West Chester, PA 19380

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

SALE NO. 13-9-718**Writ of Execution No. 13-01915****DEBT \$195,976.45**

ALL THOSE THREE CERTAIN lots of land situate in the Township of Valley in the County of Chester and State of Pennsylvania, designated as Nos. 34, 35, and 36, on a tract called Steel City Addition No. 2, a map or plan of which is recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania in Plan Book No. 1, Page 94 together with the improvements thereon erected particularly described as follows:

BEGINNING at a point in the center line of Valley Road where the extended west line of Birch Street intersects the same; thence along the center line of Valley Road westwardly seventy feet and extending back southwardly between parallel lines of that width at right angles to said

Valley Road a distance of one hundred fifty-six and one half feet to the north line of a fifteen feet wide alley.

BOUNDED on the north by the center line of Valley Road; on the east by the west line of Birch Street; on the south by the north line of a fifteen feet wide alley and on the west by Lot No. 22.

UPI No. 38-5F-87

TAX Parcel #: 38-5F-87

BEING known as: 1332 Valley Road, Coatesville, PA 19320

BEING the same premises which Gerardo M. Valle, by his agent, Sarah B. Valle and Sarah B. Valle, husband and wife, by Deed dated 6/22/06 and recorded 6/27/06, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6881 Page 970, granted and conveyed unto Lori Ann Vorgang.

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

VS

DEFENDANT: **LORI ANN VOR-GANG**

SALE ADDRESS: 1332 Valley Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANDREW F. GORNALL, 215-267-1322**

SALE NO. 13-9-719

Writ of Execution No. 12-02255

DEBT \$263,420.46

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

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

UPI No. 1: 37-4-115

UPI No. 2: 37-4-116

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$263,420.46

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

VS

DEFENDANT: **JOSEPH J. ZYDIN-SKY**

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

PLAINTIFF ATTORNEY: **ADAM H.**

DAVIS, 215-563-7000

SALE NO. 13-9-720

Writ of Execution No. 13-02604

DEBT \$118,704.44

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

BEGINNING on the north line of Valley Road at the corner of lot now or late of Thomas Emery, extending thence along the line of said lot one hundred fifty feet to a fourteen feet wide alley; thence along same the line of said lot one hundred fifty feet to a fourteen foot wide alley; thence along same westwardly fifty feet to the line of lot now or late of A. Parks Thomas; thence along the line of the same southwardly one hundred fifty-feet to the north line of Valley Road aforesaid; thence along the same fifty feet to the place of beginning.

ALSO ALL THAT CERTAIN two lots or places of ground situate in Sadsbury Township, Chester County, Pennsylvania, designated as Lots Nos. 8 and 9 on a plan of property belonging to the Smith Estates, prepared by N.R. Rambo, Eng., and bounded and described together as follows:

BEGINNING at a point in the Valley Road at the southwest corner of other land now or late of James A. Kates and extending thence along said land north three degrees six minutes east, one hundred forty-nine feet to a fourteen wide public alley; thence along said alley south eighty degrees thirty minutes west, one hundred feet to a point in line of land now or late of N.W. Peck; thence along the line of said property south three degrees six minutes west, one hundred fifty feet to the said Valley Road; thence along said road north eighty degrees thirty minutes east, one hundred feet to the place of beginning.

PARCEL #37-04L-0043

UPI #37-4L-43

IMPROVEMENT: residential dwelling

BEING the same premises which Matthew V. Holl and Karen L. Holl granted and conveyed unto Matthew V. Holl, by Deed dated March 6, 2007 and recorded March 19, 2007 in Chester County Record Book 7108, Page 1466 for the consideration of \$1.00

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **MATTHEW V. HOLL**

SALE ADDRESS: 1960 Valley Road,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARTHA
E. VON ROSENSTIE, (610) 328-2887**

SALE NO. 13-9-721
Writ of Execution No. 12-00757
DEBT \$1,084,039.66

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Willistown Hunt, made by Howard W. Duran, Inc. and Associates, Registered Surveyor, Newtown Square, Pennsylvania, dated 2/8/1980, revised 3/31/1980 and recorded 4/14/1980 in Plan File No. 2964, as follows, to wit:

BEGINNING at a point on the southwest side of Book Road, a corner of lands of the Grosvenor Estate as shown on said Plan; thence from said beginning point along the southwest side of Boot Road the 3 following courses and distances, (1) south 64 degrees 25 minutes 10 seconds east 216.12 feet; (2) south 65 degrees 42 minutes 50 seconds east 120.34 feet to a point of curve; (3) 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 on the northwest side of Roselawn Lane, thence along the northwest side of Roselawn Lane the 2 following courses and distances: (1) south 24 degrees 17 minutes 10 seconds west 409.41 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 19.17 feet to a corner of Lot 11; thence along Lot 11 north 71 degrees 59 minutes 25 seconds west 275.99 feet to a point in line of lands of the Grosvenor Estate; thence along the lands of Grosvenor Estate north 25 degrees 34 minutes 50 seconds east 499.65 feet to the first mentioned point and place of beginning.

BEING Lot 12 as shown on said plan.

BEING the same premises which John C. Snyder and Fay A. Snyder, by Deed dated February 27, 2007 and recorded March 9, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7101, Page 1757, granted and conveyed unto Michael L. Shapiro and Andrea L. Shapiro.

BEING known as: 2 Roselawn Lane,
Malvern, PA 19355

PARCEL No.: 54-6-20.18

IMPROVEMENTS: residential property.

PLAINTIFF: Firsttrust Bank VS
DEFENDANT: **MICHAEL I. &
ANDREA L. SHAPIRO**

SALE ADDRESS: 1 Roselawn Ln,
Malvern, PA 19355

PLAINTIFF ATTORNEY: **GREGO-
RY JAVARDIAN, 215-942-9690**

SALE NO. 13-9-722
Writ of Execution No. 13-00997
DEBT \$334,306.03

BY virtue of a Writ of Execution No.
13-00997

OWNER(S) of property situate in the Township of East Goshen, County of Chester, Pennsylvania, being 487 Eaton Way, West Chester, PA 19380-6930

PARCEL No. 53-2N-308

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$334,306.03

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **NANCY E. SELF**

SALE ADDRESS: 487 Eaton Way,
West Chester, PA 19380

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

SALE NO. 13-9-723
Writ of Execution No. 13-01560
DEBT \$157,930.14

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of J. Richard Vishnecki, dated March 1, 1973, by Henry S. Conrey, Inc., as follows:

BEGINNING at a point on the northerly side of Suzanne Way, and said point being a corner of Lot 24; thence along said road, south seventy-three (73) degrees forty-four (44) minutes twenty-three (23) seconds west, a distance of fifty-eight hundredths (58.55) feet to a point of tangent; thence on the arc of a circle curving to the left with a radius of one hundred twenty-five (125) feet, the arc distance of one hundred nine and eight hundredths (109.18) feet, through the Philadelphia Electric Company right-of-way to a corner of Lot 22; thence along the same, north twenty-eight (28) degrees twenty-nine (29) minutes one (01) second west, a distance of two hundred eighty-six and

fourteen hundredths (286.14) feet to a point, a corner of Lots 21 and 38; thence along Lots 38 and 37, north seventy-three (73) degrees forty-four (44) minutes twenty-three (23) seconds east, a distance of two hundred fourteen and eighty-nine hundredths (214.89) feet to a point a corner of Lot 24; thence along the same, south sixteen (16) degrees fifteen (15) minutes thirty-seven (37) seconds east, a distance of two hundred thirty-five (235) feet to the point and place of beginning.

BEING Lot 23 on said Plan.

BEING the same premises which Mark A. Person and Susan L. Peterson, by Deed dated September 13, 1993, and recorded October 19, 1993, in the Recorder of Deeds Office in and for Chester County, Pennsylvania, in Record Book 3641, Page 2104, granted and conveyed unto James E. Faix, Jr. and Adele R. Faix, their heirs and assigns.

BEING UPI No.50-5-153.11

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **JAMES E. (JR.) & ADELE RITA FAIX**

SALE ADDRESS: 1630 Suzanne Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY:

CHRISTOPHER J. PIPPETT, 610-458-6703

SALE NO. 13-9-724

Writ of Execution No. 13-02610

DEBT \$212,275.81

BY virtue of a Writ of Execution No. 13-02610

OWNER(S) of property situate in West Bradford Township, Chester County, Pennsylvania, being 1213 New Hampshire Lane, Downingtown, PA 19335-3804

PARCEL No. 50-5D-29

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$212,275.81

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ANDREW J. & AMELIA M. KACZMARSKI**

SALE ADDRESS: 1213 New Hampshire Ln, Downingtown, PA 19335

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

SALE NO. 13-9-725

Writ of Execution No. 13-01912 DEBT

\$83,309.60

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being Lot No.7, bounded and described according to a Final Plan of 'Meadow View' made by Berger and Hayes, Inc., of Thorndale, PA, dated February 1, 1988 and last revised May 31, 1988 and recorded as Chester County Plan #8396 as follows, to wit:

BEGINNING at a point of curve on the north side of Octorara Road (T-397), said point being a corner of lands now or late of Norman Smoker; thence from said beginning point and along said beginning point and along Octorara Road on the arc of a circle curving to the right having a radius of 1002.63 feet the arc distance of 79.74 feet, said chord being south 85 degrees 24 minutes 08 seconds west 79.74 feet to a point a corner of Lot #2 of said Plan; thence along the same the 2 following courses and distances: (1) north 10 degrees 12 minutes 42 seconds west 250.81 feet to a point; (2) south 87 degrees 40 seconds 52 seconds west 133.41 feet to a point a corner of Lot #6, of said Plan; thence along the same north 09 degrees 27 minutes 58 seconds west 499.63 feet to a point in line of lands now or late of Richard Grossman; thence along the same north 84 degrees 17 minutes 55 seconds east 201.27 feet to a point in line of lands now or late of Wayne Taylor; thence along the same and along said lands of Norman Smoker, south 10 degrees 12 minutes 42 seconds east 784.99 feet to the first mentioned point and place of beginning.

CONTAINING 2.800 acres be the same more or less.

TITLE to said premises is vested in Steven G. Keck, Sr. and Sherry L. Keck, h/w, by Deed from C. Elizabeth Shoemaker, dated 04/01/1993, recorded 04/07/1993 in Book 3535, Page 2276.

BEING known as the premises of 255 Octorara Road, Parkesburg, PA 19365-9166

UPI #37-4-4.6

RESIDENTIAL property

SEIZED in execution as the property of Steven G. Keck, Sr and Sherry Keck a/k/a Sherry L. Keck on No. 2013-01912-RC

PLAINTIFF: Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc

VS

DEFENDANT: **STEVEN G. (SR) &**

SHERRY KECK

SALE ADDRESS: 255 Octorara Rd,
Parkesburg, PA 19365

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

SALE NO. 13-9-726

Writ of Execution No. 12-02281

DEBT \$61,301.51

BY virtue of a Writ of Execution No.
12-02281

OWNER(S) of property situate in the
City of Coatesville, Chester County, Pennsylvania,
being 620 Belmont Street, Coatesville, PA 19320-
3609

PARCEL No. 16-6-479
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$61,301.51

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JUANA M.**

FIGUEROA

SALE ADDRESS: 620 Belmont Street,
Coatesville, PA 19320

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

SALE NO. 13-9-727

Writ of Execution No. 11-09410

DEBT \$6,303.10

DOCKET NO. 11-09410

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

TAX Parcel No. 38-2G-68

PROPERTY address: 205 Cambridge
Way, Coatesville, Pennsylvania 19320

PLAINTIFF: Township of Valley

VS

DEFENDANT: **SHARON L.**

HOYUM

SALE ADDRESS: 205 Cambridge
Way, Coatesville, PA 19320

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

SALE NO. 13-9-728

Writ of Execution No. 13-02559

DEBT \$513,160.15

TAX parcel #59-08-0144.070

PROPERTY ADDRESS: 25
Remington Way, Wet Grove, PA 19310

IMPROVEMENTS: a residential
dwelling

SOLD as the property of: Erin Varriale
and Vincenzo L. Varriale

PLAINTIFF: Wells Fargo Bank NA
(S/B/M) DBA Wells Fargo Bank Minnesota NA
(F/K/A) FKA Norwest Bank Minnesota NA
(Trustee) DBA Bear Stearns Asset Backed
Securities I Trust

VS

DEFENDANT: **ERIN & VINCENZO
L. VARRIALE**

SALE ADDRESS: 25 Remington Way,
West Grove, PA 19390

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

SALE NO. 13-9-729

Writ of Execution No. 09-09616

DEBT \$177,324.84

BY virtue of a Writ of Execution No.
09-09616

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 102 Skyview Drive,
Coatesville, PA 19320-1008

PARCEL No. 28-2-86.14

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$177,324.84

PLAINTIFF: Deutsche Bank National
Trust Company (DBA)

VS

DEFENDANT: **CHERYLEN &
KENNETH KAZARIAN**

SALE ADDRESS: 102 Skyview Dr,
Coatesville, PA 19320

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

SALE NO. 13-9-730

Writ of Execution No. 08-05572

DEBT \$477,709.34

ALL THAT CERTAIN lot, piece or
parcel of land with the improvements thereon
erected, situate in New Garden Township, Chester
County, Pennsylvania, known as lot #1157,

Somerset Lake, as shown on Plan of Record in the Office of the Recorder of Deeds of Chester County as Plan #8832, dated 7/27/1987, last revised 8/14/1988 and recorded on 12/9/1988.

TOGETHER with an easement for ingress, egress and regress on and over the driveway to and from the herein described premises, the cost of maintenance thereof to be paid by the Grantee(s) herein and his/her/their successors in interest in the herein described premises.

TOGETHER with an easement to maintain any deck, patio, terrace and/or open porch for the benefit of the herein described premises.

Being the same premises which Jonathan J. Prendergast and Sally A. Prendergast, husband and wife by deed dated 9/23/05 and recorded 9/27/05. In the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6633 Page 1143, Instrument #10579836, granted and conveyed unto John Skross and Kristina Skross, husband and wife.

TAX PARCEL 60-6-534

BEING KNOWN AS: 614 Sandys Parish Road, Landenberg, PA 19350

PLAINTIFF: Lasalle National Bank
VS

DEFENDANT: **JOHN & KRISTINA SKROSS**

SALE ADDRESS: 614 Sandy's Parish Rd., Landenberg, PA 19350

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

SALE NO. 13-9-731

Writ of Execution No. 13-01795

DEBT \$150,666.88

BY virtue of a Writ of Execution No. 13-01795

OWNER(S) of property situate in the 5th Ward, Borough of Phoenixville, County of Chester, State of Pennsylvania, being 566 West High Street, Phoenixville, PA 19460-3060

PARCEL No. 15-9-5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$150,666.88

PLAINTIFF: Pennymac Loan Services LLC (Servicing Agent) DBA Pennymac Loan Trust

VS

DEFENDANT: **DARREN & DEBBIE BARBER**

SALE ADDRESS: 566 W. High St, Phoenixville, PA 19460

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

SALE NO. 13-9-733

Writ of Execution No. 12-01542

DEBT \$339,762.50

BY virtue of a Writ of Execution No. 12-01542

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 246 West Avondale Road, West Grove, PA 19390-9728

PARCEL No. 59-10-2.13

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$339,762.50

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **DARRELL S. & JENNY L. CHERRY**

SALE ADDRESS: 246 W. Avondale Rd, West Grove, PA 19390

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

SALE NO. 13-9-734

Writ of Execution No. 13-02487

DEBT \$178,759.82

ALL THAT CERTAIN message and lot of land situate as 237 West Union Street in the Borough of West Chester, Chester County, Pennsylvania, bounded and described as follows: on the west by message and lot of John Simmons and wife, designated as 237 West Union Street, and on the east by message and lot now or formerly of Winfield S. Frybarger, Jr. and wife, being 23.6 feet in front and extending northward between parallel lines, 120 feet to a 14 feet wide public alley.

TITLE to said premises is vested in James F. Horvath and Dianne E. Horvath, h/w, by Deed from James F. Horvath, dated 09/05/2002, recorded 10/07/2002 in Book 5410, Page 2238.

UPI #01-09-0641

BEING known as the premises of 237 West Union Street, West Chester, PA 19382-3326

RESIDENTIAL property

SEIZED in execution as the property of Dianne E. Horvath and James F. Horvath on No. 13-02487

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DIANNE E. &**

JAMES F. HORVATH

SALE ADDRESS: 237 W. Union St,
West Chester, PA 19382

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

SALE NO. 13-9-735**Writ of Execution No. 11-07627****DEBT \$82,044.53**

ALL THAT CERTAIN tract of ground situate in Sadsbury Township, Chester County, Pennsylvania, bounded and described particularly according to a Plan for Lewis J. Prelop made by Edgar Laub, registered surveyor, dated 8/4/79, last revised 12/21/77 and recorded as Plan No. 1519, as follows:

BEGINNING at a point in the southerly side of a 40 foot wide public right of way known as Hammond Road, as shown on said Plan, said point being the northeast corner of the about to be described tract; thence from said point of beginning and continuing along Lot 4 the following two courses and distances (1) south 4 degrees 59 minutes 20 seconds west 122.55 feet to a point, (2) south 61 degrees 57 minutes 20 seconds west 262.43 feet to a point in line of lands of the Eastern Mennonite College, thence along said lands north 76 degrees 37 minutes 40 seconds west 188.46 feet to an iron pipe in line of lands of Kenneth Mast; thence along said lands north 8 degrees 15 minutes 10 seconds east, 258.22 feet to a point in the southerly side of the aforementioned Hammond Road; thence along the southerly side of said road south 82 degrees 16 minutes 20 seconds east 390.50 feet to the first mentioned point and place of beginning.

BEING Lot B as shown on said Plan.

BEING the same premises which Michael G. Golway and Laura L. Golway, his wife, by their Deed dated June 17, 1988 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 1191 at Page 258, granted and conveyed unto John D. Hanaway and Connie D. Hanaway, in fee.

ALSO being the same premises which John D. Hanaway and Connie D. Hanaway, by their Deed dated July 11, 1996 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 4057 at Page 216 granted and conveyed unto John D. Hanaway, in fee.

BEING Tax Parcel #37-1-33.1A

ADDRESS OF REAL ESTATE
BEING SOLD: 26 West Hammond Drive,
Parkesburg, Sadsbury Township, Chester County,
PA

UPI #37-1-33.1A

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

SEIZED and taken in execution as the property of John D. Hanaway

PLAINTIFF: First Niagara Bank NA
(Successor) DBA Harleysville National Bank and Trust Co DBA Willow Financial Bank

VS

DEFENDANT: **JOHN D. HANAWAY**
SALE ADDRESS: 26 West Hammond
Dr, Parkesburg, PA 19365

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

SALE NO. 13-9-736**Writ of Execution No. 11-10713****DEBT \$264,924.41**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, last revised 9/6/06 and recorded in Chester County as Plan No. 17957 as follows, to wit:

BEGINNING at a point on the southerly side of Rinehart Road, a corner of Lot #266 as shown on said Plan; thence from said point of beginning, along the said side of Rinehart Road the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 3.29 feet to a point of tangent (2) north 85 degrees 24 minutes 31 seconds east 32.84 feet to a corner of Lot #264; thence along Lot #264 and also Lots 263, 262, 261, and 260

SOUTH 04 degrees 35 minutes 29 seconds fast 134.56 feet to a corner of open space; thence along said open space north 79 degrees 45 minutes 30 seconds west 69.39 feet to a corner of lot #266; thence along Lot 266 north 10 degrees 14 minutes 30 seconds east 120.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 265 as shown on said Plan.

BLR No.: 18-1-460

BEING known as: 48 Rinehart Road,
Pottstown, PA 19465.

BEING the same premises which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated June 29, 2007 and recorded August 29, 2007 in and for Chester County,

Pennsylvania, in Deed Book Volume 7251, Page 1444, granted and conveyed unto David Maiden and Jennifer Maiden, husband and wife.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **DAVID & JENNIFER MAIDEN**

SALE ADDRESS: 48 Rinehart Rd,
Pottstown, PA 19465

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

SALE NO. 13-9-737
Writ of Execution No. 13-13-00880
DEBT \$354,051.64

BY virtue of a Writ of Execution No.
13-00880

OWNER(S) of property situate in North Coventry Township, Chester County, Pennsylvania, being 1802 Alyssa Lane, Pottstown, PA 19465-7261

PARCEL No. 17-2-156.8

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$354,051.64

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **MICHELLE I. OSTEBO**

SALE ADDRESS: 1802 Alyssa Lane,
Pottstown, PA 19465

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

SALE NO. 13-9-738
Writ of Execution No. 13-01869
DEBT \$38,826.27

BY virtue of a Writ of Execution No.
13-01869

OWNER(S) of property situate in Avondale Borough, Chester County, Pennsylvania, being 36 Gap Newport Pike a/k/a 26 Pennsylvania Avenue a/k/a 24 Gap NE, Avondale, PA 19311-1119

PARCEL No. 4-4-4

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$38,826.27

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **EVA L. GLICK aka EVA GLICK aka EVA L. W. GLICK aka EVA L. WEBB**

SALE ADDRESS: 36 Gap Newport Pike aka 26 PA Ave, Avondale, PA 19311

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

SALE NO. 13-9-739
Writ of Execution No. 12-04713
DEBT \$111,481.58

BY virtue of a Writ of Execution No.
12-04713

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 893 Woodlawn Avenue, Phoenixville, PA 19460-4031

PARCEL No. 15-12-0032

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$111,481.58

PLAINTIFF: Sovereign Bank NA

VS

DEFENDANT: **JASON W. FARLEY**

SALE ADDRESS: 893 Woodlawn Ave, Phoenixville, PA 19460

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

SALE NO. 13-9-740
Writ of Execution No. 12-12291
DEBT \$203,580.18

BY virtue of a Writ of Execution No.
12-12291

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 1311 Oak Street, Coatesville, PA 19320-2525

PARCEL No. 39-3Q-31

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$203,580.18

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BRIAN J. & JENNIFER L. WOOD**

SALE ADDRESS: 1311 Oak Street, Coatesville, PA 19320

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

SALE NO. 13-9-742**Writ of Execution No. 11-09424****DEBT \$1,675.67**

DOCKET NO. 11-09424

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

TAX Parcel No. 39-3R-3

ORIOERTY ADDRESSL 1410

Walnut Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **DONALD R. BUTLER, JR.**

SALE ADDRESS: 1410 Walnut Street, Coatesville, PA 19320

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

SALE NO. 13-9-745**Writ of Execution No. 11-00805****DEBT \$1,489.76**

DOCKET NO. 11-00805

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

TAX Parcel No. 39-4L-37.1

PROPERTY ADDRESS: 3107 Summit Avenue W., Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **WILLIAM & PATRICIA BOGART BRAMLEY**

SALE ADDRESS: 3107 Summit Ave, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT M. CARELESS, 866-211-9466**

SALE NO. 13-9-746**Writ of Execution No. 09-07659****DEBT \$1,225.41**

DOCKET NO. 09-07659

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

TAX Parcel No. 39-4-142

PROPERTY ADDRESS: 3513 Humpton Road, Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **LORI W. BRUBAK-****ER**

SALE ADDRESS: 3513 Humpton Road, Downingtown, PA 19335

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

SALE NO. 13-9-747**Writ of Execution No. 11-09426****DEBT \$1,164.09**

DOCKET NO. 11-09426

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

TAX Parcel No. 39-5E-84

PROPERTY ADDRESS: 216 Westbury Court, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **AUGUSTO DEL-ERME**

SALE ADDRESS: 216 Westbury Court, Downingtown, PA 19335

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

SALE NO. 13-9-749**Writ of Execution No. 12-05622****DEBT \$149,482.76**

ALL THAT CERTAIN lot or tract of land situate on the south side of Pennsylvania Avenue, West Ward Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Pennsylvania Avenue and a corner of land formerly of W. Irwin Pollock 3rd; thence along the said Pollock's land at right angles to the said Pennsylvania Avenue, south 22° east, 161.65 feet to an iron pipe in the middle of Lime Alley; thence along the middle of Lime Alley south 70° 12' west, 50.03 feet to a point; thence leaving said Lime Alley and along land known as No. 418 Pennsylvania Avenue, north 22° west, 159.73 feet to a point in the middle of Pennsylvania Avenue, and passing over an iron pipe set 26 feet therefrom; thence along the middle of said Pennsylvania Avenue, north 68° east, 50 feet to the place of beginning.

CONTAINING 8,034.50 square feet of land, be the same more or less.

BEING known as 416 West Pennsylvania Avenue, Downingtown, PA 19335

BEING the same premises which Richard John Showater, by Deed dated 1/31/2003

and recorded 2/13/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5572, Page 966, granted and conveyed unto Matthew Shaw and Jocelyn N. Shaw

PARCEL No.: 11-7-228

IMPROVEMENTS: residential property

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **MATTHEW & JOCELYN SHAW**

SALE ADDRESS: 416 West Pennsylvania Ave, Downingtown, PA 19335

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

SALE NO. 13-9-750

Writ of Execution No. 12-02885

DEBT \$213,830.57

BY virtue of a Writ of Execution No. 12-02885

OWNER(S) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania, being 265 Buck Run Road, Coatesville, PA 19320-4241

PARCEL No. 47-7-122

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$213,830.57

PLAINTIFF: Pennymac Loan Services LLC

VS

DEFENDANT: **TANESHA a/ka TANESHA MAXWELL & PHILLIP SMITH**

SALE ADDRESS: 265 Buck Run Rd, Coatesville, PA 19320

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

SALE NO. 13-9-751

Writ of Execution No. 11-10034

DEBT \$198,465.13

ALL THAT CERTAIN tract of land situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described more particularly according to a Plan of Property at Raymond Newswangor by Steward Whittier, Land Surveyor, dated 10/23/1974 and recorded in Plan Book 63, Page 20, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lenover Hill Road, said point being the northeasterly corner of Lot 48 on said Plan, and the southeasterly corner of the about to be

described lot: thence from said point of beginning, and extending along said Lot 48. South 84 degrees 25 minutes west, 513.07 feet to a point; thence north 2 degrees 3 minutes 45 seconds east 155.33 feet to a point in line of Lot #3 on said Plan; thence extending along said Lot #3 and others. North 84 degrees 25 minutes east, 510.42 feet to a point in the aforementioned bed of Lenover Hill Road; thence extending through the bed of said road. South 1 degree 5 minutes 23 seconds west, 155.0 feet to the first mentioned point and place of beginning.

BEING Lot #7 on said Plan.

BEING Chester County UPI #36-5-65.9

TITLE to said premises is vested in Hugh Blevins a/k/a Hugh Blevins and Paula Blevins by Deed from Edward L. Jackson and Charlotte C. Jackson, husband and wife, dated September 20, 2001 and recorded September 26, 2001 in Deed Book 5073, Page 2328, Instrument #0070587.

PREMISES being known as: 426 Lenover Hill Road, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 36-05-0065.090

PLAINTIFF: Everbank (S/I/I/T) AKA Everhome Mortgage Company

VS

DEFENDANT: **HUGH A. aka HUGH BLEVINS & PAULA BLEVINS**

SALE ADDRESS: 426 Lenover Hill Road, Parkesburg, PA 19365

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

SALE NO. 13-9-752

Writ of Execution No. 13-02971

DEBT \$184,282.30

BY virtue of a Writ of Execution No. 2013-02971-RC

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 2208 Persimmon Drive, Coatesville, PA 19320-4703

PARCEL No. 50-4P-7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$184,282.30

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **SUZANNE D. & IAN R. SABELLICO**

SALE ADDRESS: 2208 Persimmon Dr, Coatesville, PA 19320

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

SALE NO. 13-9-753
Writ of Execution No. 12-00619
DEBT \$501,883.04

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester, State of Pennsylvania and described according to a Plan of Property for "St. Norbert's Park", said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, dated November 4, 1950 and last revised April 22, 1960 as follows to wit:

BEGINNING at a point on the southeasterly side of Greenlawn Road (fifty feet wide) at the distance of three hundred ninety and fifty-five one hundredths feet measured on a bearing of north seventy-four degrees forty-seven minutes east along the said side of Greenlawn Road and its extension from its point of intersection with the extension of the title line in the bed of Fairway Road (fifty feet wide).

CONTAINING in front or breadth on the said side of Greenlawn Road two hundred feet and extending of that width or depth southeastwardly between parallel line at right angles to Greenlawn Road two hundred twenty feet.

BEING Lot No. 5, as shown on the above mentioned Plan.

CONTAINING in area forty-four thousand square feet.

PARCEL No.: 55-2N-15

BEING known as: 1536 Greenlawn Road, Paoli, PA 19301-0000.

BEING the same premises which Bilbar Construction Company, by Deed dated January 23, 1961 and recorded January 26, 1961 in and for Chester County, Pennsylvania, in Deed Book Volume U-32, Page 588, granted and conveyed unto Angelo J. D'Ambrosio and Anna Jean D'Ambrosio, his wife.

PLAINTIFF: Deutsche Bank Trust Company (Trustee) DBA RALI 2007-QS10

VS

DEFENDANT: **ANGELO J. & ANNA D'AMBROSIO**

SALE ADDRESS: 1536 Greenlawn Road, Paoli, PA 19301

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

SALE NO. 13-9-754
Writ of Execution No. 12-09150
DEBT \$224,325.84

ALL THAT CERTAIN messuage or tenement and tract or piece of land lying on the west side of Walnut Street in the Borough of Spring City, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake set for a corner in the middle of the aforesaid Walnut Street; thence along the middle of the same (which is intended to be 33 feet wide) south 40-1/4th degrees west 68 feet to a stake in line of land of George Vanderslice; thence along the same north 50 degrees west 192 feet to a stake in the middle of a 20 feet wide alley; thence along the middle of the same north 40-1/4th degrees east 68 feet to a stake in line of Lot No. 13 now Catherine Gephart's land; thence along the same south 50 degrees east 192 feet to the place of beginning.

UPI No. 14-006-0070.0000

TITLE to said premises is vested in Lawrence J. Ferdinand Jr. and Cynthia A. Ferdinand by Deed from Lisa M. Bowman and Craig D. Bowman dated May 16, 2008 and recorded May 29, 2008 in Deed Book 7444, Page 1567.

PREMISES being known as: 223 Walnut Street, Spring City, Pennsylvania 19475.

TAX I.D. #: 14-06-0070.0000

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **LAWRENCE J. (JR.) & CYNTHIA A. FERDINAND**

SALE ADDRESS: 223 Walnut St, Spring City, PA 19475

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

SALE NO. 13-9-755
Writ of Execution No. 11-13459
DEBT \$351,631.84

BY virtue of a Writ of Execution No.11-13459

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 200 Santillo Way, Downingtown, PA 19335-3138

PARCEL No. 33-7A-56

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$351,631.84

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **CHRISTOPHER BOYD**

SALE ADDRESS: 200 Santillo Way,
Downingtown, PA 19335

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

SALE NO. 13-9-756
Writ of Execution No. 12-11523
DEBT \$411,068.75

TAX Parcel #29-5-25.38
IMPROVEMENTS: A residential
dwelling.

SOLD as the property of: Kelly C.
Washbourne and Jason M. Washbourne

PLAINTIFF: JPMorgan Chase Bank
VS

DEFENDANT: **JASON M. & KELLY C. WASHBOURNE**

SALE ADDRESS: 71 Lahawa Dr,
Downingtown, PA 19335

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

SALE NO. 13-9-757
Writ of Execution No. 12-13264
DEBT \$180,356.44

TAX Parcel #11-07-0030.100
PROPERTY ADDRESS: 336 Mary
Street, Downingtown, PA 19335

IMPROVEMENTS: A residential
dwelling.

SOLD as the property of: Vincent J.
Taliерicio

PLAINTIFF: Citibank NA (Trustee)
DBA Bear Stearns
VS

DEFENDANT: **VINCENT J. TALIERICIO**

SALE ADDRESS: 336 Mary Street,
Downingtown, PA 19335

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

SALE NO. 13-9-758
Writ of Execution No. 13-02145
DEBT \$335,430.69

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

BEGINNING at a point said point
being the dividing line between Units 1302 & 1303
and the center line of Whispering Brook Drive;

thence north 20 degrees 43 minutes 23 seconds
west a distance of 30.95 feet to the point of begin-
ning; thence along the common party wall between
Units 1032 and 1030 north 20 degrees 43 minutes
23 seconds west a distance of 69.99 feet to a point;
thence north 69 degrees 16 minutes 37 seconds
east a distance of 21.91 feet to a point; thence
along the common party wall between Units 1303
and 1304 south 20 degrees 43 minutes 23 seconds
east a distance of 42.96 feet to a point; thence
south 69 degrees 16 minutes 37 seconds west a dis-
tance of 3.34 feet to a point; thence south 20
degrees 34 minutes 23 seconds east a distance 4.22
feet to point; thence north 69 degrees 16 minutes
37 seconds west a distance of 18.82 feet to the
point of beginning.

BEING the same premises which
Quaker Farms L.P. by deed dated 5/6/2004 and
recorded 7/19/2004 in Chester County in Book
Number 6222 on Page 109 then granted and con-
veyed to Joanna Carmichael, in fee.

PARCEL ID Number: 54-8-2682

BEING Unit 1303 Whispering Brook
TAX Parcel #54-008-2682.0000

BEING known as: 1303 Whispering
Brooke Drive, Newtown Square, PA 19073

PLAINTIFF: Green Tree Consumer
Discount Company

VS

DEFENDANT: **JOANNA CARMICHAEL**

SALE ADDRESS: 1303 Whispering
Brooke Drive, Newtown Square, PA 19073

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

SALE NO. 13-9-759
Writ of Execution No. 13-02943
DEBT \$125,645.29

BY virtue of a Writ of Execution No.
13-02943

OWNER(S) of property situate in the
City of Coatesville, Chester County, Pennsylvania,
being 66 South 6th Avenue, Coatesville, PA
19320-3657

PARCEL No. 16-6-762

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$125,645.29

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **MANUEL D. MENENDEZ aka MANUEL MENENDEZ**

SALE ADDRESS: 66 South 6th
Avenue, Coatesville, PA 19320

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

SALE NO. 13-9-760
Writ of Execution No. 10-07603
DEBT \$546,779.62

ALL THAT CERTAIN lot or piece of ground,

SITUATE in the Township of East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of Williamsburg Subdivision made by Protract Engineering, Inc., last revised 8-31-1998 and recorded as Plan #14832, as follows, to wit:

BEGINNING at a point on the southerly side of Burdette Drive, a corner of Lot 23, thence extending along same, south 18 degrees 57 minutes 00 seconds east crossing the bed of a proposed 30 feet wide utility easement 268.18 feet to a point in the line of lands N/L of Clifford E. & Wanda V. Backup, thence extending along same, south 56 degrees 17 minutes 30 seconds west 32.72 feet to a point in the line of Lot 25, thence extending along same, and along the line of aforementioned proposed 30 feet wide utility easement north 52 degrees 27 minutes 37 seconds west 219.86 feet to a point on the southerly side of Burdette Drive, thence a radius of 60.00 feet, the arc distance of 51.57 feet to a point of reverse curve, thence extending along the arc of a circle curving to the right with a radius of 50.00 feet, the arc distance of 63.11 feet to a point of compound curve, thence extending along the arc of a circle curving to the right with a radius of 475.00 the arc distance of 86.56 feet to the point of beginning.

PARCEL 40-1-40 and being more fully described in a deed dated 07/13/2000, and recorded 07/19/2000, among the land records of the country and state set forth above, in Deed Book 4787, Page 884.

TAX Parcel #: 40-1-40

BEING known as: 964 Burdette Drive, Downingtown, PA 19335

BEING the same premises which Dewey Homes, LP, by Deed dated 7/13/2000 and recorded 7/19/2000 in Chester County in Deed Book 4787 Page 884 granted and conveyed unto Wolanyo K. Agudu and Orsha Goines Agudu, husband and wife.

PLAINTIFF: DLJ Mortgage Capital Inc

VS

DEFENDANT: **ORSHA & WOLANYO AGUDU**

SALE ADDRESS: 964 Burdette Dr, Downingtown, PA 19335

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

SALE NO. 13-9-761
Writ of Execution No. 12-03454
DEBT \$395,945.76

BY virtue of a Writ of Execution No. 12-03454

OWNER(S) of property situate in the Township of Schuylkill, Chester County, Pennsylvania, being 720 Country Club Road, Phoenixville, PA 19460-2726

PARCEL No. 27-8-29

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$395,945.76

PLAINTIFF: Bank of New York

VS

DEFENDANT: **ANTHONY A. AQUILANTE, JR.**

SALE ADDRESS: 720 Country Club Rd, Phoenixville, PA 19460

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

SALE NO. 13-9-762
Writ of Execution No. 11-09473
DEBT \$362,928.97

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Autumn Hill Section IV, made by Regester Associates, Inc., dated December 20, 1999 last revised January 15, 2000, bounded and described as follows:

BEGINNING at a point on the north-westerly side Clamber Drive, a corner of Lot #82 on said Plan; thence extending along said side of Amber Drive the following (3) courses and distances: (1) south 52 degrees 35 minutes 09 seconds west, 116.87 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 24.06 feet to a point of reverse curve; and (3) along the arc of a circle curving to the left having a radius of 62.50 feet the arc distance of 98.45 feet to a point of tangent and corner of Lot #85 on said Plan;

THENCE extending along said side of Lot #85 north 72 degrees 30 minutes 43 seconds west, 232.55 feet to a point on the northeasterly side of Freese Road T-344; thence extending along

said side of Freese Road north 13 degrees 30 minutes 34 seconds east, 190 feet to a point and corner of Lot #83 on said Plan; thence extending along said side of Lot #83 south 76 degrees 29 minutes 26 seconds east, 334.69 feet to a point and corner of Lot #82 on said Plan; thence extending along said side of Lot #82 south 37 degrees 18 minutes 05 seconds east, 76.34 feet to the first mentioned point and place of beginning.

BEING Lot No. 84 on said Plan.

BEING Chester County BLR #69-7-5345

BEING known as: 112 Amber Drive, Oxford, PA 19363.

BEING the same premises which Michael J. O'Connor and Evelyn Marie O'Connor, by Deed dated July 29, 2006 and recorded August 22, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6932, Page 607, granted and conveyed unto Robert T. Conway and Elizabeth A. Browne Conway, husband and wife.

PLAINTIFF: US Bank National Association (Trustee) AKA Holders of the First Franklin Mortgage Loan Tr...

VS

DEFENDANT: **ROBERT & ELIZABETH CONWAY**

SALE ADDRESS: 112 Amber Drive, Oxford, PA 19363

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

SALE NO. 13-9-763

Writ of Execution No. 11-08971

DEBT \$1,258.57

ALL THAT CERTAIN lot of land, hereditaments and appurtenances, situate, lying and being in the Township of Caln, in the County of Chester and State of Pennsylvania known and designated as Lot No. 114, on a tract called "Colonial Gardens", a map or plan of which is recorded in the Office of Recording of Deeds in and for Chester County, Pennsylvania

TAX Parcel No. 39-4E-22.1

PLAINTIFF: Caln Township

VS

DEFENDANT: **DANIELLE L. HUNT**

SALE ADDRESS: 300 Norton Ave, Coatesville, PA 19320

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

SALE NO. 13-9-764

Writ of Execution No. 11-11462

DEBT \$149,608.79

ALL THAT CERTAIN, unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium III, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by recording in the Office for the Recording of Deeds, in and for the County Chester, Pennsylvania of the Declaration dated 12/7/1984 and recorded 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 Page 352, and a Declaration Plan dated 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 Page 352, being and designed on such Declaration Plan as Unit 2904 as more fully described in such Declaration Plan, as the same have been or shall from time to time hereafter, be amended together with an initial proportionate undivided interest in common elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

UNDER and subject to the covenants, restriction, easement, terms, right, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Amendments thereto.

UNDER and subject, to easements of roads and to certain building restrictions, right granted to the utility companies and other rights, covenants and restrictions of record.

PARCEL No.: 53-6-716

BEING known as: 2904 Eagle Road, West Chester, PA 19382-6327.

BEING the same premises which Claude E. Banta, by Deed dated September 26, 2007 and recorded October 12, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7284, Page 1380, granted and conveyed unto Ronald L. Smith, Jr. and Lisa Smith, as tenants by the entirety.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RONALD L. & LISA SMITH**

SALE ADDRESS: 2904 Eagle Road, West Chester, PA

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

SALE NO. 13-9-765
Writ of Execution No. 13-00668
DEBT \$85,600.78

ALL THAT CERTAIN house and lot of land, situate in the Township of Valley, County of Chester and State of Pennsylvania bounded and described as follows, viz:

BEGINNING at a stake in a public road leading from Steele & Worth's Grist Mill to a public road on the west of Joseph O. Long's dwelling house; thence along said first mentioned road and other lands of the said long, south eighty-one degrees and a half west twelve perches to a stake by side of said road; thence north sixty-nine degrees and a half west seven perches and fifty-six hundredths to a stake in said road; thence north sixty-five degrees and a half east, twelve perches and eight tenths to a hole made in a large rock; thence north seventy-five degrees and a half east, twelve perches and eight tenths to a hole made in a large rock; thence seventy-five degrees east, eight perches and eight tenths to the east point of a rock; thence south eleven degrees and a half east four-teen perches to the place of the beginning.

CONTAINING one acre and seven perches of land, more or less, also;

ALL that certain lot or piece of land in said Township of Valley more particularly bounded and described as follows:

BEGINNING at a stone, a corner of lands of Richard Bowaan, in line of lands of Steele & Worth; thence by line of Steele & Worth's land north one degree and one-half east, eight perches and five tenths to a stake; thence by other lands of the said JOS G. Long north seventy-four degrees west thirty-three perches to a stake and south, one and one-half degrees west, seventy-three perches and eight tenths to a stake in line of other lands of the said Patrick Congdon; thence by the same, north sixty-eight degrees east, six perches and eight tenths to a hole in a large rock and north seventy-five and three quarter degrees east, eight perches and five tenths to a stone, a corner of lands of the said Richard Bowaan; thence by the same north eighty-three degrees east seventeen perches and eight tenths to the place of beginning.

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

EXCEPTING and reserving therefrom all that certain lot of land situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake in a public road leading from the Old Steele & Worth's Grist Mill to a public road on the west side of the dwelling

house now or late of Joseph G. Long; thence along said first mentioned road by other land now or late of the said Joseph G. Long, south eighty one degrees thirty minutes west, one hundred feet to a point; thence along the remaining land of the grantors herein north eighty one degrees thirty minutes east, one hundred feet to a point; thence south eleven degrees thirty minutes east two hundred twenty five feet to the place of beginning.

CONTAINING twenty-two thousand five hundred square feet of land more or less.

HAVING erected thereon a dwelling known as 359 Glen Crest Road East, Valley Township, PA 19320.

BEING the same premises which Small Business Administration by Deed dated 07/30/1981 and recorded 07/30/1981 in the Recorder's Office of Chester County, Pennsylvania, Deed Book Volume R-58, Page 212, granted and conveyed unto Michael E. Pugh and Denise D. Pugh, husband and wife, as tenants by the entireties.

PLAINTIFF: First Niagra Bank National Association

VS

DEFENDANT: **MICHAEL ERIC & ROMAYNE DENISE PUGH**

SALE ADDRESS: 359 Glencrest Road, Coatesville, PA 19320

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

SALE NO. 13-9-766
Writ of Execution No. 12-01923
DEBT \$879,927.66

ALL THAT CERTAIN lot or piece of ground situated in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Daniel Michie, Jr., dated March 15, 1973 and last revised March 26, 1973 and made by Henry S. Corney, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Berwyn Baptist Road, a corner of lands of Thomas M. Grant III, thence extending along said land south 76 degrees 19 minutes west 308.23 feet to a point thence extending north 7 degrees 11 minutes 35 seconds west, 231.97 feet to a point on the southwest side of a 40 feet wide driveway; thence extending along the same north 71 degrees 43 minutes east, 383.33 feet to a point on the center line of Berwyn Baptist Road aforesaid; thence extending along the same south 8 degrees 20 min-

utes west, 264.06 feet to a point; thence extending along the same south 10 degrees 54 minutes east 15.61 feet to the place of beginning.

BEING Chester County Tax Parcel 43-10D-11.2

BEING the same premises which Cornerstone Financial Corporations, by Deed dated 8/5/97 and recorded in the Chester County Recorder of Deeds Office on 1/7/98 in Deed Book 4285, Page 167, granted and conveyed unto Joel A. Harden.

PLAINTIFF: JP Morgan Chase Bank,
National Association
VS

DEFENDANT: **JOEL A. HARDEN**

SALE ADDRESS: 430 Berwyn Baptist
Road, Berwyn, PA 19312

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

SALE NO. 13-9-767

Writ of Execution No. 13-01025

DEBT \$288,935.77

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the northern side for Douglas Drive (50 feet wide) being Lot #27, as shown on Plan of Lots known as Highland Glen, Section 1, by Hottinger, Smith, Chatman-Royce Associates, Architects and Engineers, 1770 Lancaster Avenue, Paoli, PA, dated December, 1963, #SU-15 in the Township of West Whiteland, County of Chester, State of Pennsylvania, being more fully bounded and described, as follows, to wit:

BEGINNING at a point on the northern side of Douglas Drive, said point being a corner in common of Lot #29 with the herein described premises; thence leaving the northern side of Douglas Drive and along Lot #29, north 18 degrees, 37 minutes west, a distance of 200 feet to a point in line of Lot #123, as shown on Plan of Lots known as Highland Glen, Section 3, by Hottinger, Smith, Chatman-Royce, Associated Architects and Engineers, dated February 10, 1966, #SU-15; thence along Lot #123 and Lot #122, as shown on aforesaid Plan of Lots and crossing a 20 feet wide drainage easement, north 71 degrees, 23 minutes east, an easement, north 71 degrees, 23 minutes east, a distance of 162.42 feet to a point on the eastern side of said 20 feet wide drainage easement; thence along the eastern side of said 20 feet wide drainage easement south 10 degrees, 41 minutes east, a distance of 207.15 feet

to a point on a curve in the northern side of the aforesaid Douglas Drive, thence along the northern side of Douglas Drive, the 2 following courses and distances, to wit: (1) by a curve deflecting to the left having a radius of 382.28 feet, a central angle of 90 degrees, 26 minutes, a distance along the arc of 62.94 feet to the point of tangency and (2) south 71 degrees, 23 minutes west, a distance of 71.18 feet to the place of beginning.

BEING Chester County Tax Parcel 41-8F-51

IMPROVEMENTS: residential
dwelling

UPI #41-8F-51

BEING the same premises which James G. Schmolze and Alice E. Nichols, his wife, granted and conveyed unto James F. Steinbrecher, Jr. and Christine Steinbrecher as tenants by entirety, by Deed dated April 18, 1995 and recorded May 5, 1995 in Chester County Record Book 3888, Page 440 for the consideration of \$137,000.00.

PLAINTIFF: Wells Fargo Home
Mortgage (Division of)

VS

DEFENDANT: **CHRISTINE &
JAMES F. STEINBRECHER**

SALE ADDRESS: 473 Douglas Drive,
West Chester, PA 19380

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

SALE NO. 13-9-768

Writ of Execution No. 09-10094

DEBT \$349,098.19

BY virtue of a Writ of Execution No.
09-10094

OWNER(S) of property situate in the
Township of Warwick, Chester County,
Pennsylvania, being 161 Laurel Road, Elverson,
PA 19520-8929

PARCEL No. 19-4-38.12

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$349,098.19

PLAINTIFF: US Bank National
Association

VS

DEFENDANT: **PATRICK REILLY**
SALE ADDRESS: 161 Laurel Road,
Elverson, PA 19520

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

SALE NO. 13-9-779
Writ of Execution No. 13-02370
DEBT \$146,187.69

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Property for Whiteland Manor Homes, Inc., made by Henry S. Conrey, Inc., dated 12/30/1974 last revised 6/3/1975 and recorded in the Office of the Recorder of Deeds in Chester County as Plan # 1387, as follows, to wit:

BEGINNING at a point on the northerly side of Street "A" a corner of Lot #13 as shown on said Plan; thence extending along the northerly side of Street "A" on the arc of a circle curving to the left having a radius of 196 feet an arc distance of 29.85 feet to a point, a corner of Lot #11; thence extending along Lot #11. North 14 degrees 34 minutes 25 seconds west partly crossing a 15 foot wide drainage easement, 110.93 feet to a point, a corner of Lot #18; thence partly along Lot 318 and along Lot #17 and partly along Lot #16 and also along the center of a 15 foot wide drainage easement, north 79 degrees, 26 minutes, 00 seconds east, 46.73 feet, a corner of Lot #13 thence along Lot #13, south 05 degrees, 50 minutes, 48 seconds east, crossing the southerly side of aforesaid 15 foot wide drainage easement, 111.23 feet to the first mentioned point and place of beginning.

BEING Lot #12 as shown on said Plan.
CONTAINING 4,228 square feet, more or less.

BEING known as: 507 Mark Lane,
Downingtown, PA 19335

TAX Parcel #11-005-0072.2600

BEING Parcel No. #11-5-72.26

BEING the same premises which Sidney E. Reason, Jr. by Deed dated 8/13/04 and recorded 8/24/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6260 Page 1685, granted and conveyed unto Sidney E. Reason Jr. and Helene T. Reason, husband and wife.

PLAINTIFF: State Farm Bank FSB
VS

DEFENDANT: **SIDNEY E. (JR.) &
HELENE T. REASON**

SALE ADDRESS: 507 Mark Lane,
Downingtown, PA 19335

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

SALE NO. 13-9-770
Writ of Execution No. 09-05515
DEBT \$155,686.70

ALL THAT CERTAIN lot or piece of ground situate in North Coventry Township, Chester County, Pennsylvania, described according to a Subdivision Plan of Property made for Anna Verckio by Hopkins and Scott, Inc., Registered Surveyors, Kimberton, PA dated 1/11/1985 last revised 9/21/1985 and recorded in Chester County as Plan No. 6152 as follows, to wit:

BEGINNING at a point on the southeasterly ultimate right of way line of Cedarville Road (41.5 feet wide) in line of property of Bruce W. Thim; thence along same. South 21 degrees 20 minutes 35 seconds east 212.14 feet to a point, a corner of Parcel #1 on said Plan, thence along the same, south 85 degrees 02 minutes west 138.31 feet to a point, a corner of Parcel #1 and also on the northeasterly right-of-way line of possible future road; thence along same the two (2) following courses and distances: (1) north 24 degrees 58 minutes west 180.50 feet to a point (2) on a line curving to the right with a radius of 25 feet, the arc distance of 38.05 feet to a point on the southeasterly ultimate right-of-way of Cedarville Road; thence along same, north 62 degrees 14 minutes 20 seconds east 128.09 feet to the first mentioned point and place of beginning.

CONTAINING 30,020 square feet.

BEING Parcel #3 on said Plan.

UPI 17-3-206

TAX Parcel #: 17-3-206

BEING known as: 874 West Cedarville
Road, Pottstown, PA 19465

BEING the same premises which Gerald L. Arasin and Sandra E. Arasin, his wife, by Deed dated 6/26/06 and recorded 7/5/06, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6887 Page 2129, granted and conveyed unto Sandra E. Arasin, individually.

PLAINTIFF: JP Morgan Chase Bank
NA

VS

DEFENDANT: **SANDRA E. ARASIN**

SALE ADDRESS: 874 W. Cedarville
Rd, Pottstown, PA 19465

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

SALE NO. 13-9-772
Writ of Execution No. 13-02252
DEBT \$154,703.52

BY virtue of a Writ of Execution No. 13-02252

OWNER(S) of property situate in Newlin Township, Chester County, Pennsylvania, being 639 Harveys Bridge Road, Coatesville, PA 19320-5233

PARCEL No. 49-2-19
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$154,703.52

PLAINTIFF: Citifinancial Services Inc VS

DEFENDANT: **WENDY G. aka WENDY GAYLE & JAMES aka JAMES L., JR. SMITH**

SALE ADDRESS: 639 Harveys Bridge Road, Coatesville, PA 19320

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

SALE NO. 13-9-773
Writ of Execution No. 11-10013
DEBT \$220,711.25

BY virtue of a Writ of Execution No. 11-10013

OWNER(S) of property situate in the Borough of Atglen, Chester County, Pennsylvania, being 602 Cattail Road, Atglen, PA 19310-9739

PARCEL No. 7-6-1.21
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$220,711.25

PLAINTIFF: GMAC Mortgage LLC VS

DEFENDANT: **JAMES J. GRAMLICH**

SALE ADDRESS: 602 Cattail Road, Atglen, PA 19310

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

SALE NO. 13-9-774
Writ of Execution No. 11-12657
DEBT \$234,673.20

ALL THAT CERTAIN lot or piece of ground, situate in Uwchlan Township, Chester County and Commonwealth of Pennsylvania, described according to a "Plan of Subdivision" known as "Century Oaks Pickering Creek Industrial Park, Inc." dated 2/21/1977 and last

revised 7/11/1977 made by Henry S. Conrey, Inc. and recorded in Chester County in Plan File #1272 more particularly bounded and described as follows, to wit:

BEGINNING at a point on the north-westerly side of Autumn Drive (50 feet wide) said point being a corner of this and Lot #2 on the above mentioned plan, thence extending from said beginning point along said lot the two following courses and distances (1) north 26° 4' 20" east, 76.84 feet to a corner of Lot #3 and (2) thence extending along said lot south 58° 10' 54" east, 225 feet to a point on the above mentioned Autumn Drive, thence extending along same the two following courses and distances (1) south-westwardly on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 126.09 feet to a point of tangent and (2) south 63° 55' 40" west, 48 feet to the first mentioned point and place of beginning.

BEING Lot #35 on said Plan and containing 23,545 square feet.

BEING known as 219 Autumn Drive, Exton, PA 19341

BEING the same premises which Gabriel D'Andrea Land Developers, Inc. (a PA Corp.) by Deed dated 8/21/1978 and recorded 8/23/1978 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 53, Page 139, granted and conveyed unto John S. Brookover, Jr. a/k/a John S. Brookover and Sharon B. Brookover, his wife as tenants by the entireties.

PARCEL No.: 3305B00070000

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **JOHN S. BROOKOVER, JR.**

SALE ADDRESS: 219 Autumn Dr, Exton, PA 19341

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

SALE NO. 13-9-775
Writ of Execution No. 12-11477
DEBT \$259,792.22

BY virtue of a Writ of Execution No. 12-11477

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 137 Glendale Road, Oxford, PA 19363-4313

PARCEL No. 69-7-17.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$259,792.22

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: MICHAEL GROVES

(a/k/a) MICHAEL T. GROVE

SALE ADDRESS: 137 Glendale Road, Oxford, PA 19363

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

SALE NO. 13-9-776

Writ of Execution No. 12-00045

DEBT \$179,026.95

ALL THAT CERTAIN lot or piece of ground, situate in Uwchlan Township, Chester County and Commonwealth of Pennsylvania, described according to a "Plan of Subdivision" known as "Century Oaks Pickering Creek Industrial Park, Inc." dated 2/21/1977 and last revised 7/11/1977 made by Henry S. Conrey, Inc. and recorded in Chester County in Plan File #1272 more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Autumn Drive (50 feet wide) said point being a corner of this and Lot #2 on the above mentioned plan, thence extending from said beginning point along said lot the two following courses and distances (1) north 26° 4' 20" east, 76.84 feet to a corner of Lot #3 and (2) thence extending along said lot south 58° 10' 54" east, 225 feet to a point on the above mentioned Autumn Drive, thence extending along same the two following courses and distances (1) southwesterly on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 126.09 feet to a point of tangent and (2) south 63° 55' 40" west, 48 feet to the first mentioned point and place of beginning.

BEING Lot #35 on said Plan and containing 23,545 square feet.

BEING known as 219 Autumn Drive, Exton, PA 19341

BEING the same premises which Gabriel D'Andrea Land Developers, Inc. (a PA Corp.) by Deed dated 8/21/1978 and recorded 8/23/1978 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 53, Page 139, granted and conveyed unto John S. Brookover, Jr. a/k/a John S. Brookover and Sharon B. Brookover, his wife as tenants by the entireties.

PARCEL No.: 3305B00070000

IMPROVEMENTS: Residential prop-

erty.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: JOHN & SHARON B. BROOKOVER, JR.

SALE ADDRESS: 219 Autumn Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: GREGORY JAVARDIAN, 215-942-9690

SALE NO. 13-9-777

Writ of Execution No. 13-01658

DEBT \$229,429.97

BY virtue of a Writ of Execution No. 13-01658

OWNER(S) of property situate in the East Coventry Township, Chester County, Pennsylvania, being 344 Zieber Road, Spring City, PA 19475-9601

PARCEL No. 18-4-151.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,429.97

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

VS

DEFENDANT: MAUREEN GARRAMONE

SALE ADDRESS: 344 Zieber Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: MEREDITH WOOTERS, 215-563-7000

SALE NO. 13-9-778

Writ of Execution No. 12-13580

DEBT \$42,944.11

ALL THAT CERTAIN lot of land on which is located the 6th house of a row of 16 houses (counting from the west house of said row) situate No. 754 Chestnut Street, in the City of Coatesville, bounded and described as follows:

BEGINNING at a point on the south curb line of Chestnut Street, distant 150 feet west of the west curb line of 8th Avenue; thence measuring along the south curb line of Chestnut Street westwardly, 14 feet, 2 inches and extending back southwardly between parallel lines of that width, 94 feet to the north side of an 8 feet wide alley. The east line of said lot of land passes through the center of the dividing partition between the house herein conveyed and that immediately adjoining it

on the east and the west line of the lot of land herein conveyed passes through the center of the dividing partition between the house herein conveyed and that immediately adjoining it on the west.

BOUNDED on the north by the south curb line of Chestnut Street; on the east by land now or late of Lamott Corson; on the south by an 8 feet wide alley and on the west by land late of H. Graham Rambo.

CONTINING 1334 square feet of land, be the same more or less.

UPI No. 16-6-236

BEING the same premises which Christine Williams, by Deed dated February 8, 2007 and recorded February 15, 2007 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 7082, Page 2234, granted and conveyed unto Steven Dovidio and Lawrence M. Herschell, their heirs and assigns, as tenants in common.

PLAINTIFF: Susquehanna Bank (F/K/A) FKA Patriot Bank

VS

DEFENDANT: **LAWRENCE HERSCHELL and STEVEN DOVIDIO**

SALE ADDRESS: 754 East Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BARRY NATHAN HANDWERGER**

SALE NO. 13-9-780

Writ of Execution No. 11-10877

DEBT \$1,594.41

DOCKET NO. 11-10877

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

TAX Parcel No. 39-4C-176

PROPERTY ADDRESS: 16 Lynn Boulevard, Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **BARRY, HARRY, MICHAEL CUMMINGS and CHRISTINE McCLASKEY and CHRISTOPHER HORNINGER**

SALE ADDRESS: 16 Lynn Boulevard, Downingtown, PA 19335

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

SALE NO. 13-9-781

Writ of Execution No. 12-04927

DEBT \$162,455.80

BY virtue of a Writ of Execution No. 12-04927

OWNER(S) of property situate in the Township of Penn, Chester County, Pennsylvania, being 112 Sunnyside Road, West Grove, PA 19390-9438

PARCEL No. 58-4-67

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$162,455.80

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **BARRY, HARRY, MICHAEL CUMMINGS**

SALE ADDRESS: 112 Sunnyside Road, West Grove, PA 19390

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

SALE NO. 13-782

Writ of Execution No. 13-01136

DEBT \$268,247.44

BY virtue of a Writ of Execution No. 13-01136

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 23 Lantern Lane, Chesterbrook, PA 19087-5823

PARCEL No. 43-5-3418

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$268,247.44

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **JOANN PARADISE and JOEY SLIWKOWSKI**

SALE ADDRESS: 23 Lantern Lane, Wayne, PA 19087

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

SALE NO. 13-9-783

Writ of Execution No. 11-01386

DEBT \$1,760,081.37

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, described in accordance with a

Subdivision Plan of Land of Matthey Bishop Co., made by Yerkes Engineering Co., Consulting Engineers and Surveyors of West Chester, Pennsylvania, dated February 26, 1969 as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Malin Road and the southerly right of way line of the Pennsylvania Railroad Co., (Trenton Cut-Off) 200 feet wide; thence extending from said beginning point and along said southerly right of way line of the Pennsylvania Railroad Co. (Trenton Cut-Off) 200 feet wide; north 83 degrees 46 minutes east 964.72 feet to a point; thence extending south 6 degrees 14 minutes east crossing the head of Village Development, lands or various owners in the General Warren Village Development, 682.73 feet to a point; thence extending south 82 degrees 2 minutes west along the northerly line of Tract #2 as shown on said Plan, 754.66 feet to a point; thence extending north 22 degrees 42 minutes west partly along the center line of an existing right of way and partly along the center line of Malin Road aforesaid; 573.49 feet to a point; thence extending north 23 degrees 19 minutes 40 seconds west still along the center line of Malin Road 162.78 feet to the first mentioned point and place of beginning.

BEING Tract #1 as shown on said Plan.

BEING Parcel No. 42-4-321.2.

BEING the same which Whittaker Corporation, a California Corporation by Deed dated 1/7/74 and recorded 1/9/74 in the County of Chester in Deed Book Q42 Page 192, conveyed unto Central and Western Chester County Industrial Authority, in

AND the said Central and Western Chester County Industrial Development Authority entered into an Installment Sale Agreement with Christina Motals Corporation, PA Corp., dated 1/7/74 a Memorandum of which is recorded in Misc. Deed Book 223 Page 318.

PLAINTIFF: Vist Bank

VS

DEFENDANT: **CONSTITUTION**

DRIVE PARTNERS LP

SALE ADDRESS: 1 Malin Rd, East Whiteland, PA 19355

PLAINTIFF **ATTORNEY:**

GRETCHEN M. SANTAMOUR, 215-564-8000

SALE NO. 13-9-784

Writ of Execution No. 12-02283

DEBT \$403,649.03

BY virtue of a Writ of Execution No. 12-02283

OWNER of property situate in the Township of Easttown, Chester County, Pennsylvania, being 2010 Buttonwood Road, Berwyn, PA 19312

UPI No. 55-4-184.20

IMPROVEMENTS: residential dwelling

JUDGMENT amount: \$403,649.03

PLAINTIFF: Alliance Bank

VS

DEFENDANT: **BARBARA L. TUCKER**

SALE ADDRESS: 2010 Buttonwood Road, Berwyn, PA 19312

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

SALE NO. 13-9-786

Writ of Execution No. 11-13700

DEBT \$452,580.19

BY virtue of a Writ of Execution No. 11-13700

OWNER(S) of property situate in West Vincent Township, Chester County, Pennsylvania, being 116 Windgate Drive, Chester Springs, PA 19425-3673

PARCEL No. 25-7-478

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$452,580.19

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

VS

DEFENDANT: **NICOLE JIMENEZ**
SALE ADDRESS: 116 Windgate Drive, Chester Springs, PA 19425

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

SALE NO. 13-9-787

Writ of Execution No. 13-02846

DEBT \$23,067.59

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester and State of Pennsylvania, known as Lot No. 154 on a Plan of Building Lots called "Valley View", together with the improvements erected thereon, bounded and described as follows:

BEGINNING at a point on the southern curb line of Madison Street, a corner of land now or late of Coatesville Land Improvement and Development Company, 616 feet eastwardly from the east curb line of West Eighth Avenue; thence measuring along the south curb line of Madison Street, eastwardly, 50 feet and extending back southwardly between parallel lines of that width at right angles to said Madison Street, 135 feet to the north line of Lemon Street.

BOUNDED on the north by the south curb line of Madison Street; on the east by Lot No. 155; on the south by Lemon Street; and on the west by Lot No. 153.

BEING the same premises which Maryanne Reshey Illes, by Indenture dated 8/21/2008 and recorded 10/15/2008 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7531 Page 884, granted and conveyed unto Tiffany Ramirez and Mark Norris, in fee.

BEING UPI No. 16-9-257

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **MARK NORRIS and TIFFANY RAMIREZ**

SALE ADDRESS: 720 Madison St, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ASHLEY L. LERCH, 610-458-2997**

SALE NO. 13-9-788

Writ of Execution No. 10-08592

DEBT \$204,090.92

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the east side of North Culvert Street in the Borough of Parkesburg, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by C. Timothy Slack, Professional Engineer April 22, 1956 and September 1957 as follows:

BEGINNING at an iron pipe on the east curb line of North Culvert Street said point being located north 0 degrees 30' west 90.00 feet from the intersection of the east curb line of North Culvert Street with the north curb line of Hamilton Avenue; thence leaving the east curb line of North Culvert Street and along land remaining of the grantor, herein, the next two following courses and distances to wit, (1) north 89 degrees 30' east 100.00 feet to an iron pipe, thence (2) south 0 degrees 30' east 90.00 feet to an iron pipe, said point being on the north curb line of Hamilton

Avenue; thence along the north curb line of Hamilton Avenue, south 89 degrees 30' west 85.00 feet to a point; thence continuing along the north curb line of Hamilton Avenue and thence along the east curb line of North Culvert Street by a curve toward the right having a radius of 15.00 feet, and an arc length of 23.56 feet, the chord thereof being south 44 degrees 30' west 21.21 feet to an iron pipe; thence continuing along the east curb line of North Culvert Street, north 0 degrees 30' west, 75.00 feet to the first mentioned point and place of beginning.

TAX Parcel #8-3-2.5

08-03-0002.050

BEING known as: 401 North Culvert Street, Parkesburg, PA 19365

BEING the same premises which Virginia Miller, individually and as surviving spouse of Arthur R. Miller, by Deed dated 6/12/07 and recorded 6/20/07, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7190 Page 2086, granted and conveyed unto Virginia Miller.

PLAINTIFF: Bank of America

VS

DEFENDANT: **VIRGINIA MILLER**

SALE ADDRESS: 401 N Culvert St, Parkesburg, PA 19365

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

SALE NO. 13-9-789

Writ of Execution No. 12-04169

DEBT \$53,424.45

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

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

minutes east 140.44 feet to a point in the north curb line of Charles Street and being the point and place of beginning.

BEING Parcel No. 16-8-1.4

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

PLAINTIFF: Parners for Payment Relief DE, III, LLC

VS

DEFENDANT: **BERTHA HAMILTON**

SALE ADDRESS: 801 Charles Street, Coatesville, PA 19320

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

SALE NO. 13-9-790

Writ of Execution No. 13-00944

DEBT \$279,391.88

BY virtue of a Writ of Execution No. 13-00944

OWNER(S) of property situate in the Township of Willistown, Chester County, Pennsylvania, being 29 Devon Road, Malvern, PA 19355-3073

PARCEL No. 54-3C-19.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$279,391.88

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MUSSER J. BOHN**
Individually and as Trustee of the MUSSER J. BOHN REVOCABLE LIVING TRUST

SALE ADDRESS: 29 Devon Road, Devon, PA 19333 and 29 Devon Road, Malvern, PA 19355

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

SALE NO. 13-9-791

Writ of Execution No. 12-04826

DEBT \$261,108.62

BY virtue of a Writ of Execution No. 12-04826

OWNER(S) of property situate in the Township of Charlestown, Chester County, Pennsylvania, being 114 Avon Court, Malvern, PA 19355-8526

PARCEL No. 35-3-354

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$261,108.62

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **DANIEL S. MORTIMER a/k/a DANIEL SCOTT MORTIMER & HEATHER M. MORTIMER**

SALE ADDRESS: 114 Avon Ct, Malvern, PA 19355

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

SALE NO. 13-9-792

Writ of Execution No. 12-10159

DEBT \$4,387.68

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

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

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

THE Grantees for and on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns by the acceptance of this Deed Covenants and agrees to pay such charges for the maintenance of, replacement of and expenses in connection with the above mentioned common elements as may be assessed from time to time by the Council (as defined in the Declaration of Condominium) in accordance with the Uniform Condominium Act, and further covenants and agrees that the Units conveyed by this Deed, shall be subject to a charge for all amounts so assessed and that, except insofar as said Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with and bind the land and unit hereby conveyed and all subsequent owners thereof.

AND by Installment Sale Agreement dated November 4, 1983, as evidenced by the

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

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

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

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

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

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

CONTAINING 0.00 acres more or less
BEING Tax Parcel Number 33-5-206
CONDOMINIUM Units 1 and 2 &
Store

AND ALSO:

ALL THAT CERTAIN Unit designated as Unit No. 3 of Colonial 100 at Marchwood, located at Route 100 (Pottstown Pike) in the Township of Uwchlan, Chester County, Pennsylvania as so designated in Declaration of Condominium dated 12/28/84 in Misc. Deed Book 666 Page 201 and Plats and Plans for Colonial 100 at Marchwood recorded therewith.

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

BEING part of the same premises which William A. D'Angelo and Mary E.

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

THE Grantees for and on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns by the acceptance of this Deed Covenants and agrees to pay such charges for the maintenance of, replacement of and expenses in connection with the above mentioned common elements as may be assessed from time to time by the Council (as defined in the Declaration of Condominium) in accordance with the Uniform Condominium Act, and further covenants and agrees that the Units conveyed by this Deed, shall be subject to a charge for all amounts so assessed and that, except insofar as said Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with and bind the land and unit hereby conveyed and all subsequent owners thereof.

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

AND being the same premises which Central and Western Chester County Industrial Development Authority by Termination Agreement intended to be recorded immediately prior to this Indenture terminated the Installment Sale Agreement dated November 4, 1983 as evidenced by the Memorandum of Installment Sale Agreement dated November 4, 1983 and recorded in Record Book 666 Page 163, as modified by Assignment Agreements in Record Book 1093, Page 580 T.N. Skiadas, became equitable owner of within described premises.

CONTAINING 0.00 acres more or less
BEING Tax Parcel Number 33-5-207
CONDOMINIUM Unit 3

AND ALSO:

ALL THAT CERTAIN Unit designated as Unit No. 4 of Colonial 100 at Marchwood, located at Route 100 (Pottstown Pike) in the Township of Uwchlan, Chester County, Pennsylvania as so designated in Declaration of Condominium dated 12/28/84 in Misc. Deed Book 666 Page 201 and Plats and Plans for Colonial 100

at Marchwood recorded therewith.

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

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

THE Grantees for and on behalf of the Grantees and the Grantees heirs, personal representatives, successors and assigns by the acceptance of this Deed Covenants and agrees to pay such charges for the maintenance of, replacement of and expenses in connection with the above mentioned common elements as may be assessed from time to time by the Council (as defined in the Declaration of Condominium) in accordance with the Uniform Condominium Act, and further covenants and agrees that the Units conveyed by this Deed, shall be subject to a charge for all amounts so assessed and that, except insofar as said Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with and bind the land and unit hereby conveyed and all subsequent owners thereof.

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

AND being the same premises which Central and Western Chester County Industrial Development Authority by Termination Agreement intended to be recorded immediately prior to this Indenture terminated the Installment Sale Agreement dated November 4, 1983 as evidenced by the Memorandum of Installment Sale Agreement dated November 4, 1983 and recorded in Record Book 666 Page 163, as modified by Assignment Agreements in Record Book 1093, Page 580 T.N. Skiadas, became equitable owner of within described premises, who then became equitable owner of within described premises.

CONTAINING 0.00 acres more or less
BEING Tax Parcel Number 33-5-208
CONDOMINIUM Unit 4

UNDER AND SUBJECT to certain covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, and exclusions

contained and set forth in said Declaration of Condominium, Code of Regulations and Declaration Plan and in the Rules referred to in such Code of Regulations and all amendments thereto.

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

AND also under and subject to rights granted in Miscellaneous Book 57, Page 27, Easement Agreement in Miscellaneous Book 443, Page 94; Agreements as in Miscellaneous Book 493, Page 488 and Miscellaneous Book 666 Page 166, and Record Book 1809, Page 502.

TOGETHER with all and singular the condominium unit, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as in law, equity, or otherwise howsoever, of in, and to the same and every part thereof,

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **LEE B. & SHARON M. WEINTRAUB**

SALE ADDRESS: 631 Pottstown Pk, Exton, PA 19341; 635 Pottstown Pk, Exton, PA 19341; 633 Pottstown PK, Exton, PA 19341

PLAINTIFF ATTORNEY: **ROBERT T. McCLINTOCK, 610-430-8000**

SALE NO. 13-9-793

Writ of Execution No. 11-11789

DEBT \$1,046.78

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, Chester County, Pennsylvania bounded and described according to a Final Subdivision for David J. Carr, Sr, prepared by Bergerand Hayes, Professional Engineers and Professional Land Surveyors, dated November 27, 2000 last revised May 21, 2001 and recorded in Chester County as Plan No. 15917 as follows to wit

BEGINNING at a point on the north-easterly side of Julie Drive, a corner of Lot No. 16 on said plan, thence extending along said side of Julie Drive along the arc of circle curving to the left having a radius of 60.00 feet the arc distance, of 66.42 feet to a point of tangent and corner of Lot

No. 14 on said plan, thence extending along said side of Lot No. 14 north 24 degrees 45 minutes, 43 seconds east 100.06 feet to a point, thence south 47 degrees 29 minutes, 22 seconds east 90.92 feet to a point, thence south 14 degrees 44 minutes, 26 seconds east crossing a storm drainage easement 89.51 feet to a point and corner of Lot No. 16 on said plan, thence extending along said side of Lot No. 16 crossing a 25 feet wide utility easement north 88 degrees 29 minutes, 51 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING Lot #/15 on said Plan.

CONTAINING 11,682 square feet
more or less.

CONTAINING 0.2682 acres

BEING Parcel Number 33-3-23.15

RESIDENTIAL dwelling

PLAINTIFF: Sadsbury Township

VS

DEFENDANT: **JAMES & ANGELA
SPÓSATO MENTO**

SALE ADDRESS: 117 E. Julie Dr,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ROBERT
T. McCLINTOCK, 610-430-8000**

SALE NO. 13-9-794

Writ of Execution No. 10-06567

DEBT \$1,255.21

ALL THAT CERTAIN let, or piece of ground situate in Sadsbury Township, Comity of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan for Stephen A. Devereax, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96, recorded in Chester County as Plan No. 13769, as follows, to wit:

BEGINNING at a point on the south side of Petka Road a corner of Lot No. 5 as shown on said Plan; thence from said point of beginning along Petka Road on the arc of a circle curving to the right a radio a of 28S40 feet the arc distance of 217.59 feet to a point a corner of lands n/l of Evan C. Warner; thence along the same south 5 degrees 37 minuets 56 seconds west, 105.95 feet to a point a corner of Lot No. 3; thence along Lot No. 3 south 2 degrees 46 minutes 50 seconds west, 284.26 feet to a point a corner of Lot No. 7; thence along Lot No. 7 south 86 degrees 45 minutes 52 seconds west, 178.25 feet to a point a corner of Lot No. 5; thence along Lot No. 5 the 2 following courses and distances: (1) north 3 degrees 14 minutes 8 seconds east, 238.06 feet to a point; (2) north 14 degrees 0 minutes 54 seconds west, 100 feet to the

first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

CONTAINING 1.6100 acres

BEING Parcel Number 37-2-18.10

RESIDENTIAL dwelling

PLAINTIFF: Sadsbury Township

VS

DEFENDANT: **FRANCIS M. &
MARIE E. TRADER**

SALE ADDRESS: 50 Old Mill Road,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT
T. McCLINTOCK, 610-430-8000**

SALE NO. 13-9-795

Writ of Execution No. 01-03970

DEBT \$1,818.00

ALL THAT CERTAIN lot or piece of land situate: in Sadsbury Township, Chester County, Pennsylvania, described according to a subdivision for Chester County Fund dated September 14, 1971, last revised December 10, 1971 by Berger & Hayes, Inc. more particularly bound and described as follows to wit:

BEGINNING at a point on: the. west-erly side of Holstein Drive, said point being corner of this and Lot 19 on said plan, thence extending from said beginning point along said lot north 76 degrees 59 minutes west, 264.08 feet to a point in the line of Lot #3, thence extending partly along said lot and along Lots 2 and 1 north zero degrees 10 minutes east 287.07 feet to a point. In the line of lands now or late of Evans Dague, thence extending partly along said lands south 89 degrees 15 minutes 50 seconds west, 12.58 feet to a corner of Lot #11, thence extending along said lot south 47 degrees 28 minutes 30 seconds east, 390.05 feet to a point on the said Holstein Drive, thence extending long said drive westwardly on the arc of a cicle curving to the left having a radius of 183 feet the arc distance of 94.25 feet to the aforementioned point and place of beginning.

BEING Lot #10 on said Plan.

CONTAINING 1.2000 acres

BEING Parcel Number 37-3D-4

RESIDENTIAL dwelling

PLAINTIFF: Sadsbury Township

VS

DEFENDANT: **CATHARINE A.
WARD**

SALE ADDRESS: 43 Holstein Drive,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ROBERT
T. McCLINTOCK, 610-430-8000**

SALE NO. 13-9-796
Writ of Execution No. 08-04360
DEBT \$2,062.13

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester bounded and described according to a Plan of Brainerd, made by Robert F. Harsch & Associates, Inc., dated 04/07/1977, as follows, to wit:

BEGINNING at a point on the northerly side of Valley Hill Road, a corner of Lot #86 on said Plan; thence from the beginning extending along the northerly side of said road, south 70 degrees 29 minutes 27 seconds west, 139.92 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 38.90 feet to a point of reverse curve on the easterly side of Brainerd Road (50 feet wide right of way); thence extending along same on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 45.89 feet to a point of tangent; thence extending north 29 degrees 55 minutes 00 seconds west, 85.00 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the southerly side of Balsam Lane (50 feet wide right of way); thence extending along same north 60 degrees 05 minutes 00 seconds east, 128.93 feet to a point, a corner of Lot #86 on said Plan; thence extending along said Lot south 39 degrees 55 minutes 00 seconds east, 209.70 feet to the first mentioned point and place of beginning.

CONTAINING 0.6897 acres
BEING Parcel No. 33-5L-4
RESIDENTIAL dwelling
PLAINTIFF: Uwchlan Township
VS
DEFENDANT: **HUGH G. GIBBONS**
SALE ADDRESS: 701 Brainerd Road,
Exton, PA 19341

PLAINTIFF ATTORNEY: **ROBERT T. McCLINTOCK, 610-430-8000**

SALE NO. 13-9-797
Writ of Execution No. 08-04361
DEBT \$1,966.82

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

of Brainerd, made by Robert F. Harsch & Associates, Inc., dated 04/07/1977, as follows, to wit:

BEGINNING at a point on the northerly side of Valley Hill Road, a corner of Lot #86 on said Plan; thence from the beginning extending along the northerly side of said road, south 70 degrees 29 minutes 27 seconds west, 139.92 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 38.90 feet to a point of reverse curve on the easterly side of Brainerd Road (50 feet wide right of way); thence extending along same on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 45.89 feet to a point of tangent; thence extending north 29 degrees 55 minutes 00 seconds west, 85.00 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the southerly side of Balsam Lane (50 feet wide right of way); thence extending along same north 60 degrees 05 minutes 00 seconds east, 128.93 feet to a point, a corner of Lot #86 on said Plan; thence extending along said Lot south 39 degrees 55 minutes 00 seconds east, 209.70 feet to the first mentioned point and place of beginning.

CONTAINING 0.6897 acres
BEING Parcel No. 33-5L-4
RESIDENTIAL dwelling
PLAINTIFF: Uwchlan Township
VS
DEFENDANT: **HUGH & PAMELA GIBBONS**
SALE ADDRESS: 701 Brainerd Rd,
Exton, PA 19341
PLAINTIFF ATTORNEY: **ROBERT T. McCLINTOCK, 610-430-8000**

SALE NO. 13-9-798
Writ of Execution No. 13-02973
DEBT \$184,941.45

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

BEING known as 19 Chestnut Street,
Downingtown, PA 19335
PARCEL Number: 11-4-143
IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA
National Association (Trustee) DBA Renaissance
Home Equity Loan Trust
VS
DEFENDANT: **DANIEL S. HOEY**

and RAHN G. BRACKIN

SALE ADDRESS: 19 Chestnut Street,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SALVATORE CAROLLO, 856-669-5400**

SALE NO. 13-9-799

Writ of Execution No. 09-09647

DEBT \$97,987.07

ALL THAT CERTAIN lot or parcel of land situate in the Phoenixville Borough, County of Chester, Commonwealth of Pennsylvania, and being more particularly described as follows:

ALL THAT CERTAIN unit designated as Unit #152A, being a unit in "Renaissance Place West" a condominium, situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, which unit is designated in the Declaration of "Renaissance Place West" a condominium, dated 11/14/2005 and recorded 11/14/2005 in Record Book 6681 Page 1860, in the Office for the Recorder of Deeds in and for the County of Chester, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of .0717%.

BEING Unit #152A, "Renaissance Place West", a condominium.

UPI P/O 15-9-234

TOGETHER with all right title interest of and to the Common Elements as defined by The Uniform Condominium Act of Pennsylvania and as set forth more fully in the aforementioned Declaration of "Renaissance Place West" a condominium and all amendments thereto.

UNDER AND SUBJECT to easements, rights granted to public utilities, agreements, covenants and restrictions appearing of record.

TITLE to said premises is vested in unknown surviving heirs of William D. Deery, Sr., deceased mortgagor and real owner and William D. Deery, Jr., individual and only known surviving heir of William D. Deery, Sr., deceased mortgagor and real owner by Deed from Domain Properties, Ltd, a limited liability company, dated December 2, 2005 and recorded January 4, 2006 in Deed Book 6729, Page 1141.

PREMISES being known as: 152A Bridge Street, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 15-09 0234.050

PLAINTIFF: BAC Home Loans
Servicing LP (FKA)

VS

DEFENDANT: **Unknown Surviving Heirs Of WILLIAM D. DEERY, SR. &**

WILLIAM D. DEERY, JR.. Individually and Only Known Surviving Heir of WILLIAM D. DEERY, SR.

SALE ADDRESS: 152A Bridge Street,
Phoenixville, PA 19460

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

SALE NO. 13-9-800

Writ of Execution No. 13-03972

DEBT \$84,245.59

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

BEING known as 1280 Southgate Drive, West Chester, PA 1938

PARCEL Number: 66-02-0006.290

IMPROVEMENTS: residential property

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **EDWARD P. & SARAH T. ROCK**

SALE ADDRESS: 1280 Southgate Dr,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **SALVATORE CAROLLO, 856-669-5400**

SALE NO. 13-9-801

Writ of Execution No. 11-09606

DEBT \$178,558.47

ALL THAT CERTAIN lot of land situate in West Ward of the Borough of Downingtown, Chester County, Pennsylvania:

BEING known as 325 Stuart Avenue,
Downingtown, PA 19335

PARCEL Number: 11-7-84

IMPROVEMENTS: residential property

PLAINTIFF: SABR Mortgage Loan
2008-1 REO Subsidiary-1 LLC

VS

DEFENDANT: **MARK J. FORMICA**
SALE ADDRESS: 325 Stuart Avenue,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JORDAN DAVID, 215-638-9330**

SALE NO. 13-9-802
Writ of Execution No. 13-04519
DEBT \$10,150,533.03

PREMISES "C"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Lot Line Change Plan, made by D.L. Howell & Associates, Inc., dated July 10, 2003, last revised June 7, 2004, recorded in the Office for the Recording of Deeds, in and for the County of Chester, at West Chester, Pennsylvania, as Plan File Number 17139, as follows, to wit:—

BEGINNING at a point on the southerly side of Downingtown-West Chester Road (SR-0322) and a corner of Lot Number 1, as shown on said Plan; thence extending along said side of Downingtown-West Chester Road (SR-0322) the four following courses and distances, viz: (1) south 64 degrees 17 minutes 30 seconds east 129.56 feet to a point; (2) south 25 degrees 42 minutes 30 seconds west 10.00 feet to a point; (3) south 64 degrees 17 minutes 30 seconds east 200.00 feet to a point; and (4) south 49 degrees 55 minutes 10 seconds east 34.09 feet to a point on the westerly side of Highland Road; thence extending along said side of Highland Road south 32 degrees 36 minutes 30 seconds east 150.00 feet to a point and a corner of lands N/L the Philadelphia Suburban Water Company; thence extending along said lands N/L Philadelphia Suburban Water Company the two following courses and distances, viz: (1) south 80 degrees 39 minutes 00 seconds west 196.28 feet to a point; and (2) south 61 degrees 24 minutes 03 seconds west 213.90 feet to a point and corner of Lot Number 1, on said Plan; thence extending along said Lot Number 1 the two following courses and distances, viz: (1) north 11 degrees 58 minutes 00 seconds west 300.29 feet to a point; and (2) north 25 degrees 34 minutes 51 seconds east 146.04 feet to the first mentioned point and place of beginning.

BEING Lot Number 2, as shown on the above mentioned Plan.

BEING known as 800 Downingtown Pike.

BEING UPI #51-5-38.1.

BEING the same premises which RCM Associates, a Pennsylvania partnership, by Deed dated March 14, 2007, recorded in the Office for the Recording of Deeds, in and for the County of Chester, at West Chester, Pennsylvania, in Record Book 7109 Page 868 &c., granted and conveyed

unto Downingtown Pike West Chester, LP, a Pennsylvania Limited Partnership, its successors and assigns, as partnership property, in fee.

PLAINTIFF: Parke Bank

VS

DEFENDANT: **DOWNTOWN
PIKE WEST CHESTER LP**

SALE ADDRESS: 800 Downingtown
Pk, West Chester, PA 19380

PLAINTIFF ATTORNEY: **DAVID L.
BRAVERMAN, 215-575-3800**

SALE NO. 13-9-803
Writ of Execution No. 12-05871
DEBT \$590,477.58

ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, County of Chester Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for George Harlan made by Howard W. Doran, Inc., Professional Engineers and Surveyors, dated June 12, 1996, last revised October 7, 1996, and recorded in Chester County as Plan No. 13666,

BEING Lot No. 2 on said Plan.

BEING UPI No. 43-3-18.1

BEING part of ALL THAT CERTAIN lot or piece of ground situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, described in accordance with a plan of property made for S. Richard Cook by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, Pennsylvania, dated March 8, 1973 and,

BEING part of the same premises which S. Richard Cook and Katherine Y. Cook, husband and wife by Deed dated 1/10/1979 and recorded 1/10/1979 in Chester County Deed Book 1-54 Page 95 conveyed unto S. Richard Cook, in fee.

BEING part of UPI No. 43-3-18

BLR #43-3-18.1

PLAINTIFF: The Bancorp Bank

VS

DEFENDANT: **JB PROPERTIES
LLC**

SALE ADDRESS: 2290 Old Sentinel
Trail, Malvern, PA 19355

PLAINTIFF ATTORNEY: **SHERRY
D. LOWE JOHNSON, 215-638-9330**

SALE NO. 13-9-804
Writ of Execution No. 13-03999
DEBT \$176,050.78

ALL THOSE TWO CERTAIN lots of land, together with the improvements thereon erected being Nos. 285 and 286, on a Plan of Lots known as Megargee Heights, in the Township of Caln, County of Chester and State of Pennsylvania, the plot being recorded in the Recorder's Office of said County in Plan Book 1, Page 76 and said lots being described as follows:

BEGINNING at the northeast corner of Lot No. 287 being a point in the south curb line of Olive Street, at a distance of two hundred forty-seven feet east from the east curb of Fourteenth Avenue; thence extending along said south curb line of Olive Street in an eastwardly direction one hundred twenty feet to a corner of Lot No. 284; thence by the latter lot in a southerly direction one hundred forty-eight feet to the north side of Juniper Street; thence by the latter in a westwardly direction one hundred feet to a corner of Lot No. 287; thence by the latter in a northerly direction one hundred forty-eight feet to the place of beginning.

BEING UPI #39-3Q-54

BEING Parcel #39-03Q-0054

IMPROVEMENTS: residential dwelling

BEING the same premises which Samira Abi-Richa granted and conveyed unto Samira Abi-Richa and Farist Abi-Richa, her husband, as tenants by the entirety, by Deed dated ____ 6, 2006 and recorded June 27, 2006 in Chester County Record Book 6882, Page 688 for the consideration of \$0.00.

NOTE – Deed is acknowledged June 26, 2006.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **FARES T. & SAMIRA M. ABI-RICHA**

SALE ADDRESS: 1408 Olive St, Coatesville, PA 19320

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

SALE NO. 13-9-805
Writ of Execution No. 13-03603
DEBT \$834,483.18

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances situate in the Township of Upper Uwchlan, County of Chester and State of PA bounded and described according to a subdivision plan of Saybrooke for-

merly Milford Meadows made by McCormick, Taylor and Associates, Consulting Engineers dated 4/3/79 and last revised 6/24/86 and filed in the Office of the Chester County Recorder of Deeds as follows, to with:

BEGINNING at a point in the southwest side of Yarmouth Lane formerly known as Frame Lane, a corner of Lot 49 as shown on said Plan; thence from said beginning point along the southwest side of Yarmouth Lane on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 53.83 feet to a point a corner of Lot 47; thence along Lot 47 the 2 following courses and distances: (1) south 43 degrees 1 minute 40 seconds west crossing a Columbia Gas Transmission Corporation pipeline right of way 195.00 feet (2) south 30 degrees 17 minutes 38 seconds east 226.09 feet to a point in line of lands of open space; thence along open space south 38 degrees 40 minutes 32 seconds west 303.84 feet to a point a corner of Lot 49; thence along Lot 49 the 2 following courses and distances: (1) north 2 degrees 1 minutes 40 seconds east recrossing aforesaid pipeline easement 260.0 feet to the first mentioned point and place of beginning.

BEING Lot 48 as shown on said Plan.

BEING UPI #32-1-38.8 and Parcel ID No: 3201 00380 800.

BEING the same premises which David W. Perrotta and Cynthia C. Perrotta, husband and wife, granted and conveyed unto David W. Perrotta, Individual, by Deed dated April 9, 2008 and recorded April 10, 2008 in Chester County Record Book 7407, Page 1338.

IMPROVEMENTS: residential dwelling

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAVID W. PERROTTA**

SALE ADDRESS: 55 Yarmouth Lane, Downingtown, PA 19335

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

SALE NO. 13-9-806
Writ of Execution No. 13-01746
DEBT \$113,643.96

ALL THAT CERTAIN tract or piece of land situate North Coventry Township, Chester County, Pa., bounded and described as follows, to wit:

BEGINNING at a stake in the middle of public road leading from Route 100 to Cedarville and the westerly boundary of Route 100

bypass; hence north 77 degrees 36 minutes west 200 feet to a point; hence north 78 degrees 34 minutes west 314.66 feet to a point; thence along lands now or late of Albert A. Stewart north 35 degrees 21 minutes 30 seconds east 749.56 feet to a point; thence south 59 degrees 05 minutes 30 seconds east 216 feet to a point; thence along the westerly right of way line of aforesaid Route 100 by pass south 11 degrees 31 minutes west 416.30 feet to a point; thence along the same south 08 degrees 51 minutes 30 seconds west 200.00 to the point and place of beginning.

EXCEPTING thereout and therefrom all that certain tract or parcel of land situate North Coventry Township, County of Chester, Pa., bounded and described in accordance with a survey as made by George F. Shaner, R. E., as follows, to wit:

BEGINNING at a corner lands of Albert A. Stewart, said point being in the middle of the W. Cedarville Road (legal width 33 feet); thence along lands of the said Albert A. Stewart, north 35 degrees 21 minutes 30 seconds east 246.15 feet to a corner on line of other lands Francis H. Bruner; thence along the same, south 78 degrees 34 minutes east 53.79 feet and south 11 degrees 26 minutes west 225.00 feet to a corner in the middle of aforesaid Cedarville Road; thence along the same, north 78 degrees 34 minutes west 153.61 feet to the place of beginning.

ALSO excepting thereout and therefrom all that certain tract or piece of land, situate in the Township of North Coventry, County of Chester, Pa. and described according to a lan of land to be conveyed to Sidney Hessian and Daniel A. Dincenfass, said plan made by DeArmit and Hayes, Consulting Engineers and Surveys, dated April 29, 1965 and last revised May 18, 1965, as follows, to wit:

BEGINNING at a point on the title line in the bed of Cedarville Road (RL 15197) (33 feet wide) said point being measured by the two following courses and distances along the title line through the bed of Cedarville Road from its point of intersection with the title line in the bed of Pottstown Bypass (Route No. 779) (120 feet wide) (1) north 77 degrees 43 minutes 30 seconds west 201.35 feet to a spike and (2) north 78 degrees 34 minutes west 61.05 feet to the point of beginning; thence extending from said point of beginning north 78 degrees 34 minutes west along the title line through the bed of Cedarville Road 100.00 feet to a spike a corner of land now or late of Neal Daub; thence extending along the last mentioned lands the two following courses and distances; (1) north 11 degrees 26 minutes east crossing the

northeasterly side of Cedarville Road and crossing a concrete monument 225.00 feet to another concrete monument and (2) north 78 degrees 34 minutes west 53.79 feet to an iron pin in line of lands now or late of Albert Steward; thence extending along the last mentioned land north 35 degrees 21 minutes 30 seconds east 503.41 feet to an iron pipe found in line of land now or late of John M. Halderman Estate; thence extending along the last mentioned lands south 59 degrees 05 minutes 30 seconds east crossing the northwesterly side of Pottstown Bypass 216.00 feet to an iron pin on the title line in the bed of the Pottstown Bypass aforesaid; thence extending along the title line through the bed of Pottstown Bypass, south 11 degrees 31 minutes west 388.15 feet to a point, a corner of land now or late of Francis N. Brunner; thence extending along the last mentioned land the two following courses and distances; (1) north 78 degrees 34 minutes west recrossing the northwesterly side of Pottstown Bypass 253.45 feet to a concrete monument and (2) south 11 degrees 26 minutes west crossing another concrete monument and recrossing the northeasterly side of Cedarville Road 225.00 feet to the first mentioned point and place of beginning.

BEING Parcel No. 17-3-91

BEING the same premises which Barbara D. Daub, Executrix of the Estate of Maydean J. Brunner, deceased by Deed dated 01-07-98 and recorded 01-21-98 in Chester County in Book 4290 Page 2066 conveyed unto Randolph E. Yucha, in fee.

PLAINTIFF: 435 Cedarville Associates LP (Assignee)

VS

DEFENDANT: **RANDOLPH E. & CAREN M. YUCHA**

SALE ADDRESS: 435 W. Cedarville Rd, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MARK S. HALTZMAN, 610-263-0115**

SALE NO. 13-9-807

Writ of Execution No. 11-09429

DEBT \$1,627.17

DOCKET NO. 11-09429

ALL THAT CERTAIN message and tract of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania

TAX Parcel No. 39-4E-181

PROPERTY address: 342 Essex Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **KAREN F. KUGLER**SALE ADDRESS: 342 Essex Street,
Coatesville, PA 19320PLAINTIFF ATTORNEY: **JASON J.
LEININGER, 866-211-9466****SALE NO. 13-9-808****Writ of Execution No. 08-12971****DEBT \$351,263.10****PREMISES "A"**

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Willistown, County of Chester, and State of Pennsylvania, bounded and described according to a Map of Property, of Joseph B. Ryan, made by M.R. and J.B. Yerkes, Civil Engineers, and Surveyors, Bryn Mawr, Pennsylvania, April 11, 1950 and revised as to this place June 17, 1984, as follows, to wit:

BEGINNING at a point set at the intersection of the middle line of Grubb Road and the middle line of Davis Road; thence extending along the middle line of Davis Road, south sixty-five degrees, forty-nine minutes west, four hundred twenty-one feet and four one hundredths feet to a point; thence leaving said road and extending north twenty-three degrees, forty-two minutes west, three hundred fifty-three feet and fifty-five one hundredths feet to a point in line of land now or late of George W. Robertson; thence extending partly along same, north sixty-six degrees, eighteen minutes east, four hundred twenty-one feet and two one hundredths feet to a point, in the middle line of Grubb Road; thence extending along same, south twenty-three degrees, forty-two minutes east, three hundred fifty feet to the first mentioned point and place of beginning.

CONTAINING 3.400 acres.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and state of Pennsylvania, and described according to a map thereof made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated April 11, 1950, as follows, to wit:

BEGINNING at a point in the title line in the bed of Grubb Road at the distance of three hundred fifty feet, measured on a bearing of north twenty-three degrees, forty-two minutes west, along said title line from its point of intersection with the title line in the bed of Davis Road, formerly known as Sugartown Road; thence extending (1) south sixty-six degrees eighteen minutes west, six hundred seventy-two and thirty-one hundredths feet to a point; thence (2) north twenty-

four degrees, eleven minutes west, one hundred eight and forty-six one hundredths feet to a point; thence (3) south sixty-five degrees, forty-nine minutes west, one hundred seventy-four and seventy-three one hundredths feet to an iron pin; thence (4) north twenty-one degrees, thirty-one minutes west, forty-three and eighteen one hundredths feet to a point; thence (5) north sixty-six degrees, eighteen minutes east, eight hundred forty-six and forty-two one hundredths feet to a point in the title line in the bed of Grubb Road, aforesaid; thence (6) in and along the title line in the bed of Grubb Road, south twenty-three degrees, forty-two minutes east, one hundred fifty feet to the first mentioned point and place of beginning.

CONTAINING two and four hundred eighty-nine one thousandths acres, more or less.

BEING Parcel #54-3-317

TITLE to said premises vested in David M. Dallas by Deed from the Bryn Mawr Trust Company, Executor of the Estate of John Dallas, Jr., deceased dated 1/5/06 and recorded on 1/12/06 in the Chester County Recorder of Deeds in Book 6737, Page 1938.

BEING known as 194 Grubb Road,
Malvern, PA 19355

TAX Parcel Number: 54-3-317

RESIDENTIAL dwelling

PLAINTIFF: Wells Fargo Bank NA as

Trustee

VS

DEFENDANT: **DAVID M. DALLAS**SALE ADDRESS: 194 Grubb Rd,
Malvern, PA 19355PLAINTIFF ATTORNEY: **PATRICK
J. WESNER, 856-482-1400****SALE NO. 13-9-809****Writ of Execution No. 13-02651****DEBT \$989,773.00****PARCEL 1**

ALL THAT CERTAIN message and lot of land, situate on the North side of Chestnut Street, between Walnut and Matlack Streets, in the Borough of West Chester containing about 13,350 square feet of land.

BEING commonly known as 125 Chestnut Street, West Chester, Pennsylvania 19380 and bearing Chester County UPI No. 01-005-0255-0000.

BEING the same premises conveyed to Boyd C. Davis, Jr., by Deed dated October 9, 1985 and recorded October 10, 1985 in the Office of the Recorder of Deeds of Chester County at Book 98, Page 397.

PARCEL 2

ALL THAT CERTAIN message and lot of land, situate at the northwest corner of Chestnut and Matlack Streets in the Borough of West Chester and being commonly known as 127 East Chestnut Street, West Chester, Pennsylvania 19380 and bearing Chester County UPI-01-005-0256-0000.

BEING the same premises conveyed to Boyd C. Davis, Jr., by Deed dated November 15, 1999 and recorded November 18, 1999 in the Office of the Recorder of Deeds of Chester County at Book 4670, Page 0590.

PLAINTIFF: Northwest Savings Bank
VS

DEFENDANT: **BOYD C. DAVIS, JR.; HANOVER LAND CORPORATION; POTTSTOWN LAND CORPORATION; READING LAND CORPORATION; SUBURBAN PETROLEUM CO INC; WESTTOWN LAND CORPORATION; and WESTTOWN LAND CORPORATION II**

SALE ADDRESS: 125 East Chestnut Street, West Chester, PA 19380 and 127 East Chestnut Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **RICHARD J. PARKS, 724-981-1397**