



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Rivera v. Yostin

Party's failure to testify in civil case – Right-of-way to pedestrian

1. A party's failure to testify at a civil trial raises an inference of fact that the party's testimony would have been adverse to him.
2. Plaintiff contended that he had no recollection whatsoever of the incident. Plaintiff's only witness was the defendant and defendant testified she beeped her horn and flashed her lights; that plaintiff made a waving motion but did not make any movement to cross the street and, after waiting a little bit, defendant proceeded. At that time, plaintiff started to cross the street and struck defendant's car.
3. Plaintiff argues the jury should have been permitted to speculate that plaintiff interpreted defendant's horn-blowing and light-flashing as yielding the right of way to him, but, of course, plaintiff did not so testify. Without evidence on those issues, the Court saw no basis upon which the jury could have considered the reasonableness of the actions of plaintiff, a necessary element to support a finding for plaintiff.
4. A trial court is bound to charge a jury only on that law for which there is some factual support in the record.
5. Plaintiff contends that it was error not to instruct the jury that a motorist who signals a pedestrian to cross the road yields the right-of way to that pedestrian. The Court Held the evidence did not support that instruction.

R.E.M.

C.C.P. Chester County, Pennsylvania; Civil Action 09-14240; Antonio Rivera vs. Denise Yostin

Gabriel B. Frank for Plaintiff

James D. Palmer for Defendant

Shenkin, J., November 12, 2011:-

[Editor's note: Plaintiff filed an appeal to the Superior Court, No. 2640 EDA 2011.]

ANTONIO RIVERA, : IN THE COURT OF COMMON PLEAS
Plaintiff : CHESTER COUNTY, PENNSYLVANIA

VS. : NUMBER 09-14240

DENISE YOSTIN, :
Defendant : CIVIL ACTION

Gabriel B. Frank, Esquire, Attorney for Plaintiff
James D. Palmer, Esquire, Attorney for Defendant

OPINION

Plaintiff has filed an appeal from our order of September 15, 2011, denying plaintiff's motion for post-trial relief.¹ Pursuant to Pa.R.A.P. No. 1925(a), we herewith file this brief opinion setting forth the reasons for our order.

Following the filing of the appeal, appellant was directed to file a concise statement of the errors complained of on appeal and has done so. Plaintiff raises a single issue: did we err in failing to instruct the jury that a motorist who signals a pedestrian to cross the road yields the right-of way to that pedestrian. Under the evidence in this case, we concluded that the requested instruction was not warranted and, accordingly, we declined to give that instruction. Still being of the same mind when considering plaintiff's post-trial motion, we denied that motion.

The case had a most interesting twist in that plaintiff's only witness was the **defendant** and plaintiff contended that he had no recollection whatsoever of the incident and, therefore, could not provide any relevant evidence.² Defendant testified that she came to a stop sign and stopped but the sight line was blocked by trees so she then moved up a little bit to be able to see into the intersection. She saw the plaintiff standing to her right. She beeped her horn and flashed her lights. She also testified that plaintiff made a waving motion but did not make any movement to cross the street. After waiting a little bit, defendant proceeded at which time plaintiff started to cross the street, perhaps running, and struck defendant's car and either jumped onto or was thrown onto the hood of defendant's car. Although not entire-

¹ No judgment appears to have been entered.

² Defendant was apparently satisfied with plaintiff's assertion that he had no recollection of the incident and that, on that basis, defendant was not entitled to an "adverse inference" instruction. (A party's failure to testify at a civil trial raises an inference of fact that the party's testimony would have been adverse or unfavorable to him. *Fitzpatrick v. Philadelphia Newspapers, Inc.* 389 Pa.Super. 438, 567 A.2d 684 (Pa.Super. 1989)). In any event, defendant did not request any such instruction. However, we do not see how plaintiff can contend that because he does not recall an incident, the jury can speculate as to matters as to which he is unable to testify.

ly clear, it appears from the evidence that the plaintiff struck the side, not the front, of defendant's car. As noted, plaintiff did not testify as to the events of that night, what he saw or heard — or didn't see or hear — and the reason why he started to cross the street when he did.

Based on this evidence, plaintiff contends that it was error not to instruct the jury that a motorist who signals a pedestrian to cross the road yields the right-of way to that pedestrian, citing *Askew v. Zeller*, 361 Pa.Super. 35, 521 A.2d 459 (1987). The facts of *Askew* are inapposite to the facts of this case and the statements of law which plaintiff seeks to interpolate into being applicable to this case are *obiter dictum*. Moreover, the law discussed in *Askew* is liability to a third person for a negligent undertaking. In *Askew*, a motorist gave a hand signal to another motorist who then proceeded to turn left in front of the signaling motorist. *Askew* was operating a motorcycle either in a lane or on the shoulder of the road but in any event to the signaling motorist's right and also proceeded into the intersection, striking the left-turning vehicle. *Askew* sued the left-turning driver as well as the signaling driver. Summary judgment in favor of the signaling driver was granted and affirmed but without regard to the meaning of the hand signal. In *Askew* the Superior Court stated, in *dicta*, that where reasonable minds could differ as to the meaning of a motorist's signal, it is for the trier of fact to determine that meaning. Therefore, plaintiff herein argues, the jury should have been permitted to speculate that plaintiff interpreted defendant's horn-blowing and light-flashing as yielding the right of way to him. But, of course, plaintiff did not so testify. Interestingly enough, although the Court in *Askew* stated that it was for the trier of fact to evaluate the meaning of hand-signals, the Court nevertheless affirmed the grant of summary judgment to the signaling motorist because, the Court ruled, as a matter of law the driver's signal could not support any inference that the act of signaling was the legal cause of the plaintiff's injury. *Id* at 41, 521 A.2d at 463.

The specific instruction that plaintiff requested was that "A motorist who signals the pedestrian to cross the road yields the right-of-way to pedestrian." We agree with defendant that *Askew* does not stand for that proposition and plaintiff has cited no case which does support that proposition. Nevertheless, we think it is a correct statement of the law and would have given the requested charge if the facts supported it. However, there is no evidence that defendant signaled plaintiff to cross the road. On the contrary, the only evidence is that defendant tried to attract the attention of plaintiff to be sure it was safe to proceed. In fact, defendant testified that plaintiff signaled to her to proceed. Plaintiff's argument, therefore, is that plaintiff **might have** interpreted defendant's actions as yielding the right-of-way and that the jury should have been permitted to speculate as to plaintiff's understanding and, further, that plaintiff then proceeded to cross the road because of defendant's signaling. Of course the jury would then also have to speculate as to what plaintiff knew or perceived as he crossed the road so as to rule out plaintiff's own negligence. In the absence of evidence that plaintiff **did** — as opposed to

might have — interpret defendant’s actions as yielding the right-of-way to him, we believe that it was not error to refuse the requested charge. Furthermore, since plaintiff could not testify that he did believe that defendant had yielded the right-of-way to him, it was impossible to examine the plaintiff as to his perceptions at the time of the accident and his reasons for concluding that defendant had yielded the right-of-way to him. Without evidence on those issues, we see no basis upon which the jury could have considered the reasonableness of the actions of plaintiff, a necessary element to support a finding for plaintiff.

Since defendant testified that she did not signal the plaintiff to cross the road and plaintiff did not testify that he understood plaintiff’s actions as yielding the right-of-way to him, we find the evidence did not support the charge which plaintiff requested. Our Supreme Court has instructed us that we are “bound to charge only on that law for which there is some factual support in the record.” *Levey v. DeNardo*, 555 Pa. 514, 517, 725 A.2d 733, 735 (1999). We find no factual support in this record from which the jury could have found — based on the evidence and without speculation — that defendant yielded the right-of-way to plaintiff or even that plaintiff understood her to have done so. Accordingly, it was not error to refuse plaintiff’s requested charge on that point. Mindful of *Askew, supra*, we further note that even if the jury had been charged as requested, based on the extremely limited evidence as to how this accident occurred, it may well have been too far a stretch to permit the jury to conclude that the actions of defendant were not only negligent but also such as to have caused the injury to plaintiff.

For the foregoing reasons, we entered the order from which this appeal has been taken.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

Date: November 12, 2011

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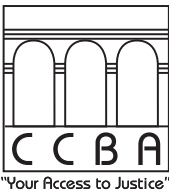


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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 11-13595**

NOTICE IS HEREBY GIVEN that the name change petition of Katherine McSorley was filed in the above-named court and will be heard on March 26, 2012, 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: December 20, 2011
Name to be changed from: Katherine McSorley to: Katherine McSorley Fossner

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

DAVID M. ROSENBLUM, Attorney for
Petitioner
Mazzoni Center Legal Services
21 S. 12th Street
Philadelphia, PA 19107

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO. 12-00635**

NOTICE IS HEREBY GIVEN that the name change petition of Shiva Menon was filed in the above-named court and will be heard on March 26, 2012, 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: January 19, 2012

Name to be changed from: Arjun Ganga Shiva & Anjana Vettath Shiva to: Arjun Shiva Menon & Anjana Vettath Menon

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. 12-01043**

NOTICE IS HEREBY GIVEN that the name change petition of Shanna Rene Brown, natural mother of Owen Lawrence Kyung-Tae Youn, minor child, was filed in the above-named court and will be heard on March 5, 2012, 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: January 30, 2012

Name to be changed from: Owen Lawrence Kyung-Tae Youn to: Owen Lawrence Snyder

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. 12-01088**

NOTICE IS HEREBY GIVEN that the name change petition of Lauray Cammarato was filed in the above-named court and will be heard on April 23, 2012, 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: January 31, 2012
Name to be changed from: Lauray Cammarato
to: Lauray Cammarato-Desimone

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

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for MICHAEL STRAYER PLUMBING, INC., a Corporation organized under the Pennsylvania Business Corporation Law of 1988. PALMER & GRAY LLP, Solicitors
301 Lindenwood Drive, Suite 217
Malvern, PA 19355

BUSINESS CORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State for DMK Auto Repair, Inc., a Corporation organized under the Pennsylvania Business Corporation Law of 1988.

ROBERT P. SNYDER & ASSOCIATES,
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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 18, 2012 for Kellermans Landscaping Services, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. DONALD J. WEISS, Solicitor
6 Hilloch Lane
Chadds Ford, PA 19317

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau, to form a corporation under the name of ELSA Holdings, Inc., under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. UNRUH, TURNER, BURKE & FREES, Solicitors
P.O. Box 515
West Chester, PA 19381-0515

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the business Corporation Law of 1988, 15 Pa. C.S. Section 1101. The name of the Corporation is: Coventry Environmental, Inc.

Articles of Incorporation were filed on January 12, 2012

The purpose or purposes for which it was organized is: The Corporation shall have unlimited power to engage in and do any lawful business for which Corporations may be incorporated under the Business Corporation Laws of Pennsylvania Corporation Law of 1988.

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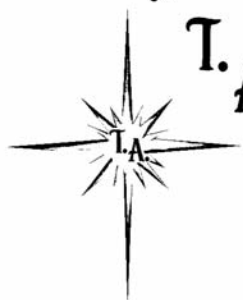
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BOYLE, Duane Anthony, a/k/a Duane Boyle, late of Exton. Robyn Boyle, 306 Trimble Lane, Exton, PA 19341, Executor. CATHERINE T. DUFFY, Esquire, 50 Sterner Avenue, Broomall, PA 19008, atty.

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CHAMBERS, Linda Joan, late of New London Township/Oxford. Cheryl L. Haley, 356 Saginaw Road, New London Township, PA 19352, Administratrix.

DERO, Mirosława, late of City of Coatesville. Maciej Wojnowski, care of **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

DOUGHERTY, Helen S., late of Phoenixville. Deborah A. Foresta, care of **ELIZABETH R. HOWARD**, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. **ELIZABETH R. HOWARD**, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

ERB, Mabel K., late of East Coventry Township. Patricia Madeja, 253 Pearl Street, Pottstown, PA 19465 and Charles A. Haddad, 209 N. Monroe St., Boyertown, PA 19512, Executors. **CHARLES A. HADDAD**, Esquire, 209 N. Monroe St., Boyertown, PA 19512, atty.

FACCIOLLI, Dan, late of Valley Township. Christine Facciolli, care of **DUKE SCHNEIDER**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executrix. **DUKE SCHNEIDER**, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

GARREN, Jean H., a/k/a Jean Hayes Garren, late of Kennett Township. Michael S. Downey, 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.

HALL, Stephen Allen, Sr., late of Valley Township. Stephen A. Hall, Jr., 107 Snyder Avenue, West Chester, PA 19382 and Valerie B. Hall, 22 Harrogate Drive, Lumberton, NJ 08048, Executors. **ALBERT P. MASSEY, JR.**, Esquire, Lentz, Cantor & Massey, Ltd., 460 East King Road, Malvern, PA 19355, atty.

HARP, David H., late of Pottstown. Mary Jane Harp, 700 Kerlin Avenue, Pottstown, PA 19464, Executrix. **MARY C. CROCKER**, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

HIRSCH, Albert E., late of Pennsbury Township. Elisabeth H. Bard, 833 N. Union Street, Apt. 2, Wilmington, DE 19805, Executrix. **NIKOLAOS I. TSOUROS**, Esquire, Mac Elree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

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MARPLE, Vera, late of West Bradford Township. John Raymond Marple, 483 Stewart Drive, West Chester, PA 19380, Executor.

MCKEE, Priscilla C., late of West Chester, Westtown Township. Helen O'Neill, 13806 McTyres Cove Place, Midlothian, VA 23112, Mark A. McKee, 1091 Jones Road, Gulph Mills, PA 19428 and Margaret O'Neill, 1003 Adams Way, West Chester, PA 19382 Executors.

MCLAUGHLIN, George H., late of East Bradford Township. Ann J. McLaughlin, 1036 Harmony Hill Road, Downingtown, PA 19335, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

PALLINI, Carmela R., a/k/a Carmella Pallini, late of West Chester. Nicholas J. Pallini, 562 Revere Road, West Chester, PA 19382, Executor. JOSEPH E. PALMA, Esquire, Goldberg, Meanix, McCallin & Muth, 213 West Miner Street, West Chester, PA 19382, atty.

SCHLIMME, Harry E., late of Sadsbury Township. Laurie A. Schlimme, 55 Lincoln Avenue, Coatesville, PA 19320 and Kenneth E. Schlimme, 462 Icedale Road, Honey Brook, PA 19344, Executors. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

SHIPP, Jack Wallace, a/k/a Jack W. Shipp a/k/a Jack Shipp, late of Phoenixville. Glenn B. Shipp, care of GREGORY E. GRIM, Esquire, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944, Executor. GREGORY E. GRIM, Esquire, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944, atty.

STOLTZFUS, Alma K., late of Honey Brook Township. Melody Ann Stoltzfus, care of JEFFREY C. GOSS, Esquire, 221 East Chestnut Street, Lancaster, PA 17602, Executrix. JEFFREY C. GOSS, Esquire, Hartman Underhill & Brubaker LLP, 221 East Chestnut Street, Lancaster, PA 17602, atty.

TRUETT, Susan R., late of East Bradford Township. DAWSON R. MUTH, Esquire, 213 W. Miner Street, West Chester, PA 19382, Executor. DAWSON R. MUTH, Esquire, Goldberg, Meanix, McCallin & Muth, 213 W. Miner Street, West Chester, PA 19382, atty.

2nd Publication

BEMIS, James B., late of East Whiteland Township. Jessica L. Bemis, care of JAMES S. BYAN, Esquire, 11 Park Street, North East, PA 16428, Executrix. JAMES S. BRYAN, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428, atty.

CASENTA, Vinette E., late of Parkersburg Borough. Ronald L. Bair, 563 Country Club Road, Coatesville, PA 19320, Administrator. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

COX, George H., Jr., late of West Brandywine Township. Nermis S. Cox, care of JENNIFER LEVY-TATUM, Esquire, 803 West Market Street, West Chester, PA 19382, Executrix. JENNIFER LEVY-TATUM, Esquire, Binder & Canno, LLC, 803 West Market Street, West Chester, PA 19382, atty.

DAVIDOFF, Jerry P., late of West Whiteland Township. Teresa L. Davidoff, care of VERA PARENTI ANCONI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. VERA PARENTI ANCONI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

DILLON, Mary Madeleine, late of East Goshen Township. Eileen M. Prilutski, 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.

FARRA, Russell A., Jr., late of City of Coatesville. Nancy L. Mattson, 789 Willow Lane, Gap, PA 17527, Executrix. ROBERT L. BEGGS, Esquire, 380 East Chestnut Street, Coatesville, PA 19320, atty.

FORNESS, Marion S., late of East Goshen Township. Beth F. Simmons, Karen F. Ritterson, Thomas R. Forness, Jr. and Frederick J.M. La Valley, care of FREDERICK J.M. LA VALLEY, Esquire, 1701 Market Street, Philadelphia, PA 19103, Executors. FREDERICK J.M. LA VALLEY, Esquire, Morgan, Lewis & Brockius, LLP, 1701 Market Street, Philadelphia, PA 19103, atty.

FRIDAY, Noel B., late of Phoenixville Borough. Carrie N. Eastwick, 31 Morgan Spring Drive, Morgantown, PA 19543, Administratrix. PATRICIA T. BRENNAN, Esquire, 31 Turner Lane, West Chester, PA 19380, atty.

GARBUS, Julia B., late of East Nantmeal Township. Barbara L. Garbus, 2047 Fairview Road, Glenmoore, PA 19343, Executrix. CATHERINE J. GARBUS, Esquire, 24 E. Tioga St., Tunkhannock, PA 18657, atty.

GEEDEY, Ronald E., Sr., late of Cochranville. Ronald E. Geedey Jr., 5483 Highview Drive, Gap, PA 17527, Executor.

GEST, Florence M., late of Phoenixville. John P. Gest, 16720 Caldwell Ct., Williamsport, MD 21795, Executor.

GILMAN, Janice, late of Kennett Township. Bethany Bridgham and Graystone Wealth Management, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

GRAVES, Margaret J., late of Strafford. Larry K. Graves, care of STEVEN M. ROMANO, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, Executor. STEVEN M. ROMANO, Esquire, 250 W. Lancaster Avenue, Suite 160, Paoli, PA 19301, atty.

GRAY, Henry D., late of Penn Township. Daniel Gray and Damon Gray, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd, Suite 200, Downingtown, PA 19335, Administrators. HUDSON L. VOLTZ, Esquire, Hudson L. Volt, P.C., 110 Hopewell Rd, Suite 200, Downingtown, PA 19335, atty.

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HUEBNER, William A., late of Thornbury Township. Margaret A. Huebner, care of STANLEY J. LIEBERMAN, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. STANLEY J. LIEBERMAN, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

KYLER, John Francis, a/k/a John F. Kyler, late of East Vincent Township. John Leonard Kyler, P.O. Box 461, Bernville, PA 19506, Executor. RICHARD L. GESCHWINDT, Esquire, 203 East Noble Avenue, Shoemakersville, PA 19555, atty.

LEE, Vernon C., late of Uwchlan Township. Donna M. Lee, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Administrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

MANCUSO, Vincent Anthony, a/k/a Gordon Black, late of City of Coatesville, Chester County. Josephine Coppola, care of JOY DICKSTEIN, Esquire, 457 Woodbourne Rd., Suite 102, Langhorne, PA 19047, Executrix. JOY DICKSTEIN, Esquire, 457 Woodbourne Rd., Suite 102, Langhorne, PA 19047, atty.

MILLER, James L., Jr., a/k/a James Lafayette Miller, Jr., late of West Caln Township. Patricia Miller, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PETYK, Jane A., late of Tredyffrin Township. Susan Chally, care of JOAN AGRAN, Esquire, 259 N. Radnor-Chester Road, Suite 160, Radnor, PA 19087, Executrix. JOAN AGRAN, Esquire, McCausland, Keen & Buckman, 259 N. Radnor-Chester Road, Suite 160, Radnor, PA 19087, atty.

ROSHELLI, Albert, a/k/a Albert G. Roshelli, late of Tredyffrin Township. Ronald Roshelli, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

SHAUB, Virginia N., late of Borough of West Chester. Virginia Ziegler Chapin, 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.

SOUDER, Paul S., Jr., a/k/a Paul Sessler Souder, Jr., late of Tredyffrin Township. Rebecca L. Souder, 500 Berwyn Baptist Road, 1 L Fleur Arborescence, Devon, PA 19333, Executrix. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301, atty.

SWANTKOWSKI, Alan, late of London Grove. Janice Fetzer, 12 Twin Turns Lane, Chadds Ford, PA 19317, Executrix. CATHERINE T. DUFFY, Esquire, 25 E. Second Street, P.O. Box 1590, Media, PA 19063, atty.

TURNER, Michael David, late of Borough of Elverson, care of MICHAEL J. RESTREPO, Esquire, 531 Court Street, Reading, PA 19601, Administrator. MICHAEL J. RESTREPO, Esquire, 531 Court Street, Reading, PA 19601, atty.

YOST, Madeleine E., late of Willistown Township. Chantal A. Boyer, 141 Camp Council Road, Phoenixville, PA 19460, Executor. NIKO-LAOS I. TSOUROS, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

YOUNG, James Clayton, Sr., late of East Marlborough Township. James C. Young, Jr., 130 Jackson Road, Christiana, PA 17509, Executor.

3rd Publication

BECKER, Gabrielle M., late of New London Township. Amelia Becker Berberich, care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executrix. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

BYRNES, Richard T., Sr., late of East Goshen Township. Kathleen M. Jarrett, 511 William Ebbs Lane, West Chester, PA 19380 and (First National Bank of CC), Graystone Wealth Management, A division of Graystone Tower Bank, 17 E. Market Street, P.O. Box 3105, West Chester, PA 19381, Executors. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

D'ANNUNZIO, John J., late of West Caln Township. Brent M. Snyder and Thomas M. Ford, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Administrators. DUKE SCHNEIDER, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

DAWSON, Edward B., Jr., late of Malvern Borough. Ellen D. Ferrise, 22 Warren St., Plainsboro, NJ 08536, Administratrix. CHRISTOPHER M. MURPHY, Esquire, Pappano & Breslin, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

DI MARINO, Gina Marie, late of New Garden Township. Karen Mildred Di Marino, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FECONDA, Kathy A., late of Elk Township. John F. Feconda, care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executrix. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

FRANZINI, John A., late of East Goshen Township. Louis M. Franzini, care of DAVID S. WORKMAN, Esquire, The Bellevue, 6th Floor, 200 S. Broad Street, Philadelphia, PA 19102, Executor. DAVID S. WORKMAN, Esquire, Astor Weiss Kaplan & Mandel, LLP, The Bellevue, 6th Floor, 200 S. Broad Street, Philadelphia, PA 19102, atty.

HARRIS, Myrtle J., late of Elverson. Deborah J. Dayton, 80 Cold Run Road, Elverson, PA 19520, Executor. TERRY D. WEILER, Esquire, 536 Court Street, Reading, PA 19601, atty.

HILL, Melba B., late of London Britain Township. H. James Hill, 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.

MICHNUK, William, late of West Brandywine Township. Paul S. Michnuk, care of BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ROBINSON, Claire F., a/k/a Claire Francis Robinson, late of New Garden Township. Margaret Y. Robinson, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

THORING, Marie C., late of West Whieland Township. Ingrid Dolan, 1278 Country Lane, West Chester, PA 19380, Executor. JERRY L. JOHNSON, Esquire, P.O. Box 218, 114 W. Lancaster Avenue, Downingtown, PA 19335, atty.

WATKINS, Thomas H., late of South Coventry. Jeffrey Watkins, 144 Trinley St., Pottstown, PA 19465, Executor.

WILGIS, Jeanne P., late of East Goshen Township. Stephany L. Hillary, care of JOSEPH S. NESICIO, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executrix. JOSEPH S. NESICIO, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

WOODBURY, Ann Kirkham, late of Oxford. Page Kirkham Woodbury, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executor. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

CLASSIFIED ADS SECTION

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SAMPLE AD

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

FICTITIOUS NAME

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

Country Pleasures Music, with its principal place of business at 780 Brintons Bridge Road, West Chester, PA 19382.

The application has been (or will be) filed on: June 13, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: 3-4 Entertainment, LLC, 780 Brintons Bridge Road, West Chester, PA 19382.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on December 15, 2011 for Falls Green Cleaning, with its principal place of business at 305 Church St., Phoenixville, PA 19460.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: James Douglas, 305 Church St, Phoenixville, PA 19460. This was filed in accordance with 54 PaC.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on December 12, 2011 for MMC_Fit4Life, with its principal place of business at 471 Fairmont Drive, Chester Springs, PA 19425.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Maria Murray Callisen, 471 Fairmont Drive, Chester Springs, PA 19425. This was filed in accordance with 54 PaC.S. 311.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

Patriot Surgical, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

1st Publication

**NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
NO. 10-03341**

WELLS FARGO BANK, N.A.

vs.

KAREN CARTER, IN HER CAPACITY AS HEIR OF DIXIE L. JOHNSON, DECEASED & RICHARD JOHNSON, JR., IN HIS CAPACITY AS HEIR OF DIXIE L. JOHNSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIXIE L. JOHNSON, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIXIE L. JOHNSON, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY"

Being Premises: 14 NORTH NEW STREET, WEST CHESTER, PA 19380

Being in the Borough of Westchester, County of CHESTER Commonwealth of Pennsylvania

TAX PARCEL# 01-08-0416

Improvements consist of residential property.

Sold as the property of KAREN CARTER, IN HER CAPACITY AS HEIR OF DIXIE L. JOHNSON, DECEASED, RICHARD JOHNSON, JR., IN HIS CAPACITY AS HEIR OF DIXIE L. JOHNSON, DECEASED & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIXIE L. JOHNSON, DECEASED

Your house (real estate) at 14 NORTH NEW STREET, WEST CHESTER, PA 19380 is scheduled to be sold at the Sheriff's Sale on APRIL 19, 2012 at 11:00 AM., at the CHESTER County Courthouse to enforce the Court Judgment of \$144,139.25 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP
Attorney for Plaintiff

1st Publication**NOTICE**

COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION NO. 10-09114

PNC Mortgage, a division of PNC Bank NA, PLAINTIFF vs. ROBERT E. HUNTER and DINA M. HUNTER, DEFENDANTS

NOTICE OF SALE OF REAL PROPERTY

TO: Dina M. Hunter, Defendant, 168 Red Pump Road, Nottingham, PA 19362.

Your house, (real estate) at 168 Red Pump Road, Nottingham (West Nottingham Township), PA 19362, is scheduled to be sold at the Sheriff's Sale on April 19, 2012 at 11:00 am in the Chester County Justice Center, 201 W. Market St., West Chester, PA to enforce the Court Judgment of \$219,555.22 obtained by Plaintiff above (the mortgagee) against you. If the Sale is postponed, the property will be relisted for the Next Available Sale. ALL THAT CERTAIN tract of land situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Survey by Kenneth G. Crossan, Professional Land Surveyor, dated May 26, 1986, as follows: BEGINNING at a point in Red Pump Road a corner of this and the Southeast corner of Lot No. 2 in said Red Pump Road; thence running along the center of Red Pump Road South 28 degrees, 54 minutes, 6 seconds East 70 feet and South 34 degrees, 15 minutes, 15 seconds East 120.48 feet to the Northeast corner of Lot No. 3; thence along the same South 53 degrees, 25 minutes, 41 seconds West 478.83 feet to a point in other lands of Rose Chase Eshleman; thence along the same North 42 degrees, 54 minutes, 15 seconds East 190.92 feet to a corner of Lot No. 1; thence along the same North 53 degrees, 25 minutes, 41 seconds East 514.10 feet to the point and place of beginning. BEING Lot No. 2 as shown on said Plan. CONTAINING 2.154 acres of land more or less. BEING UPI No. 68-5-3.4. BEING the same premises which Leon Rappaport and Cheryl Rappaport, husband and wife, by Indenture bearing date 9/29/1999 and recorded 2/18/2000 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4714 page 1475 etc., granted and conveyed unto Leon Rappaport in fee.

BEING KNOWN AS: 168 Red Pump Road, Nottingham, PA 19362. PROPERTY ID NO: 68-05-0003.040 UPI NO: 68-5-3.4. TITLE TO SAID PREMISES IS VESTED IN ROBERT E. HUNTER AND DINA M. HUNTER, AS TENANTS BY THE ENTIRETY BY DEED FROM LEON RAPPAPORT AND CHERYL RAPPAPORT, HUSBAND AND WIFE, DATED 03/29/2005 RECORDED 04/07/2005 IN DEED BOOK 6455 PAGE 1724.

UDREN LAW OFFICES, P.C.

ALAN M. MINATO, ESQUIRE

Attorney for Plaintiff

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620

856-669-5400

3rd Publication

FIRST AMENDMENT AND RESTATEMENT OF PATRICIA C. BOYD DEED OF TRUST DATED MARCH 13, 1995.

PATRICIA C. BOYD, also known as PATRICIA KLAPPER BOYD, Deceased

Late of the Township of Penn, Chester County, PA

All persons having claims or demands against the FIRST AMENDMENT AND RESTATEMENT OF PATRICIA C. BOYD DEED OF TRUST DATED MARCH 13, 1995, PATRICIA C. BOYD, also known as PATRICIA KLAPPER BOYD, Deceased,

to make known the same and all persons indebted to the decedent to make payment without delay to THE PENNSYLVANIA TRUST COMPANY, SUCCESSOR TRUSTEE, 5 Radnor Corporate Center, Suite 450, Radnor, PA 19087,

Or to its Attorney:

IRWIN S. LOVE

The Pennsylvania Trust Company
5 Radnor Corporate Center, Suite 450
Radnor, PA 19087

2nd Publication**NOTICE**

WILLIAM K. HEADLEY DEED OF TRUST
DATED JUNE 15, 2007

Notice is hereby given of the death of WILLIAM K. HEADLEY, also known as WILLIAM KENNETH HEADLEY, late of Tredyffrin Township, Chester County, PA. This trust is in existence and all persons having claims or demands against said decedent or the Trust are requested to make known the same to the trustees or the trustee's Attorney and all persons indebted to said decedent or to the Trust are requested to make payment without delay to the trustees or the trustee's attorney, named below:

TRUSTEES: LUNETTA F. HEADLEY and
LISA H. GUGLIELMINO
c/o GEORGE M. RITER, Esquire
400 Maryland Drive
Fort Washington, PA 19034-7544

TRUSTEE'S ATTORNEY: GEORGE M.
RITER
Timoney Knox, LLP
400 Maryland Drive, P.O. Box 7544
Fort Washington, PA 19034-7544

FOR LEASE

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, THURSDAY, FEBRUARY 16, 2012 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, MARCH 19, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 12-2-73
Writ of Execution No. 10-07936
DEBT \$709,517.72

ALL THAT CERTAIN tract or piece of ground with the buildings thereon erected, situate in Elk Township, Chester County, Pennsylvania, described according to a survey made for Percy Kerr by George E. Pagestor, Jr. & Sons, Inc, Surveyors, dated 10/17/1973, as follows, to wit:

BEGINNING at a spike set in the title line of public road, L.R., 15016 known as Old Lewisville Road leading in the easterly direction to Strickersville and westerly direction to Lewisville, said spike marking a corner of land of Harold Hicks; thence leaving said spike of beginning and

by said title line south 88 degrees 31 minutes 00 seconds east 186.99 feet to a spike; thence continuing partly by said title line and partly by land of Spring Lawn Corporation, south 71 degrees 09 minutes 34 seconds east 797.41 feet to an iron pin marking the northeasterly corner of this and a corner of Spring Lawn Corporation; thence continuing by said land of Spring Lawn Corporation, south 18 degrees 34 minutes 51 seconds west 1509.75 feet to a P.K. Nail in corner post in line of land of Fair Hill, Inc., said line also being the state line dividing Pennsylvania from Maryland; thence by said state land and by land of Fair Hill, Inc., north 76 degrees 36 minutes 24 seconds west 646.14 feet to an iron pin, a corner of land of William T. Ayers; thence by said land of Ayers, north 03 degrees 22 minutes 15 seconds east 1398.40 feet to an iron pin set for a corner of land of Harold Hicks; thence by said land the following two courses and distances to wit; (1) south 88 degrees 31 minutes 00 seconds east 77.01 feet to an iron pin (2) north 03 degrees 22 minutes 15 seconds east 150.01 feet to a spike being the first mentioned point and place of beginning.

CONTAINING 29.956 acres of land be the same more or less.

EXCEPTING and reserving thereout and therefrom all that certain tract of ground situate in Elk Township, Chester County, Pennsylvania, containing 1.037 acres of land be the same more or less as more particularly described in a certain Deed from Robert M. Thompson, Jr. and Mary Jane Thompson, his wife as Grantors, to Helen B. Thompson, as Grantee, dated 6/25/75 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book W 45 at Page 72.

EXCEPTING and reserving thereout and therefrom all that certain tract of ground situate in Elk Township, Chester County, Pennsylvania, containing 5.01 acres of land be the same more or less as more particularly described in a certain Deed from Robert M. Thompson, Jr. and Judith A. Thompson, his wife as grantors, to John L. Dennison and Denise A. Dennison, his wife, as Grantees, dated February 7, 1992 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 2791 at Page 297.

EXCEPTING and reserving thereout and therefrom all that certain tract of ground situate in Elk Township, Chester County, Pennsylvania, containing 2.00 acres of land be the same more or less as more particularly described in a certain Deed from Robert M. Thompson, Jr. and Judith A. Thompson, husband and wife, as grantors, to W. Jeffrey Hicks and Sue Ellen Hicks,

husband and wife, as Grantees, dated August 30, 1993 and recorded in the Office of the Recorder of Deeds of Chester County in Deed Book 3614 at Page 190.

PARCEL No.: 70-5-14

BEING known as: 668 Strickersville Road a/k/a 672 Strickersville Road, Lewisville, PA 19351.

BEING the same premises which Robert M. Thompson and Judith A. Thompson, by Deed dated October 12, 2005 and recorded March 8, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6783, Page 2032, granted and conveyed unto Jerry A. Thurston and June A. Thurston, husband and wife, tenants by the entireties.

PLAINTIFF: Aurora Loan Services LLC

VS

DEFENDANT: **JERRY & JUNE THURSTON**

SALE ADDRESS: 678 Strickersville Rd, Lewisville, PA 19351

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

SALE NO. 12-2-74

Writ of Execution No. 09-08788

DEBT \$353,177.75

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

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

BEING Lot No. 11 as shown on said

Plan.

PARCEL No.: 67-03-0138.13B

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

BEING the same premises which Paul J. Fasbinder, by Deed dated October 29, 2004 and recorded November 8, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6328, Page 1679, granted and conveyed unto Justin K. Billhime.

PLAINTIFF: First Horizon Home Loans

VS

DEFENDANT: **JUSTIN K. BILLHIME**

SALE ADDRESS: 905 Chestnut Road, West Chester, PA 19382

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

SALE NO. 12-2-75

Writ of Execution No. 11-02690

DEBT \$322,486.65

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Plan of Darlington Hunt-Phase II, drawn by Lake, Roeder, Hillard & Beers dated 12/15/1997 and revised 1/27/1998, said Plan recorded in Chester County as Plan No. 14291, as follows, to wit:

BEGINNING at an iron pin on the northwesterly side of Heron Drive (50 feet wide) said point being a corner of Lot No. 49 on said Plan; thence extending from said point of beginning along the northwesterly side of Heron Drive the 2 following courses and distances (1) south 63 degrees 10 minutes 51 seconds west, 138.69 feet (erroneously set forth on said Plan as 108.33 feet) to a point of curve, and (2) southwesterly along the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 11.32 feet to a point, a corner of Lot No. 51 on said Plan, thence extending along same the 2 following courses and distances (1) north 26 degrees 49 minutes 09 seconds west 127.64 feet to an iron pin, a corner, and (2) north 35 degrees 33 minutes 16 seconds west 183.21 feet to an iron pin in line of Lot No. 53 on said Plan; thence extending along same, north 43 degrees 11 minutes 21 seconds east, 37.02 feet to an iron pin, a corner of Lot No. 54 on said Plan; thence extending along same north 63 degrees 16 minutes 24 seconds east, 143.02 feet to an iron pin, a corner of Lot No. 49 on said Plan; south 26 degrees 49 minutes 09 seconds east 321.40 feet to

the first mentioned point and place of beginning.

CONTAINING 1.17 acres of land.

PARCEL No.: 69-3-171

BEING known as: 326 Heron Drive,
Lincoln University, PA 19352.

BEING the same premises which
Daniel B. D'Angelo and Jan O. D'Angelo, husband and wife, by Deed dated June 30, 2006 and recorded August 9, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6921, Page 651, granted and conveyed unto Joseph Devlin and Theresa Devlin, husband and wife, tenants by the entireties.

PLAINTIFF: U S Bank National
Association

VS

DEFENDANT: **JOSEPH & THERE-
SA DEVLIN**

SALE ADDRESS: 326 Heron Drive,
Lincoln University, PA 19352

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

SALE NO. 12-2-76

Writ of Execution No. 10-08951

DEBT \$212,768.71

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

BEGINNING at a point on the title line in the bed of Park Street (45 feet wide) at the distances of 252.5 feet southeastwardly measured along the said title line from its point of intersection with the center line of North Fourth Street; thence extending north 26 degrees 3 minutes east crossing the northeasterly side of Park Street 140.68 feet to a point; thence extending south 64 degrees 19 minutes east 59 feet to a point; thence extending south 26 degrees 3 minutes west recrossing the northeasterly side of Park Street 141.05 feet to a point on the aforesaid title line in the bed of Park Street; thence extending north 63 degrees 57 minutes west along said title line through the bed of Park Street 59 feet to the first mentioned point and place of beginning.

BEING UP No. 6-5-29

BEING known as: 427 Park Street,
Oxford, PA 19363

PROPERTY ID No.: 06-05-0029

UPI No.: 6-5-59

TITLE to said premises is vested in
Clarence Boyer and Amanda Boyer, husband and wife, as tenants by the entirety by Deed from Robert M. Butler and Juliett Bogert-Butler, husband and wife dated 04/27/2007 recorded 05/11/2007 in Deed Book 7158 Page 14.

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **CLARENCE &
AMANDA BOYER**

SALE ADDRESS: 427 Park Street,
Oxford, PA 19363

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

SALE NO. 12-2-77

Writ of Execution No. 10-00345

DEBT \$133,875.04

ALL THAT CERTAIN parcel of land situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a subdivision plan prepared for Clarence H. and Lillie C. Nixon by John D. Stapleton, III, Registered Surveyor, dated 10/24/91 last revised 6/8/92, recorded as Plan No. 11742, as follows, to wit:

BEGINNING at a point on the title line within Church Road (T-379), a corner of Lot No. 2, said point being located by a bearing of north 02 degrees 33 minutes 16 seconds west and a distance of 15.25 feet as measured from a planted stone found on the south side of said road, a corner of other lands of Clarence H. and Lillie C. Nixon; thence extending along the title line within said Church Road, south 87 degrees 44 minutes 00 seconds west 425.52 feet to a point in line of land of Joseph A. and Mary H. Morrissey; thence leaving the road and along said Morrissey's land north 02 degrees 00 minutes 23 seconds west 542.41 feet to an existing iron pipe in line of land of Daniel S. Kauffman, Jr., et ux; thence along said Kauffman's land north 87 degrees 06 minutes 48 seconds east 420.33 feet to a point; a corner of the aforementioned Lot No. 2; thence along said Lot No. 2, south 02 degrees 33 minutes 16 seconds east, 546.96 feet to the point and place of beginning.

BEING Lot No. 1 as shown on the above mentioned subdivision plan.

BEING UPI #36-5-32.

BEING the same premises which
Clarence H. Nixon, Jr., Valorie E. Nixon, Lewis H. Nixon and Terence H. Nixon, single persons, by Deed dated June 16, 1997 and recorded in the Office of the Recorder of Deeds, in and for Chester

County, Pennsylvania, in Record Book 4191, Page 1255, granted and conveyed unto Lewis H. Nixon, Mortgagor herein, in fee.

PLAINTIFF: Coatesville Savings Bank
VS

DEFENDANT: **LEWIS H. NIXON,**

SR

SALE ADDRESS: 4251 Church Road,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **GEORGE
G. HEINEY, 610-932-3666**

SALE NO. 12-2-78

Writ of Execution No. 10-10301

DEBT \$403,793.43

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

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

BEING Lot #14 as show on said Plan.

BEING Part of Parcel #59-8-134.14

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

PLAINTIFF: The Bank of New York
Mellon

VS

DEFENDANT: **USHA & SUNDARA
KAVIDASS**

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

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

SALE NO. 12-2-79

Writ of Execution No. 11-01567

DEBT \$270,138.59

ALL THAT CERTAIN lot or land, situate in the Borough of Kennett Square, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Fox Run made by Yerkes Associates, Inc., dated August 16, 1976, last revised December 2, 1976 and recorded in Chester County, Plan #694; and further revises and recorded in Chester County Plan #3610, as follows, to wit:

BEGINNING at the northeasterly corner thereof at a point set in the westerly right of way line of Mill Road as the same is laid out and opened 50 feet wide; said point also being a common corner with Lot 31, said point also being distant 25 feet measured at right angles from the centerline of Mill Road; and this last mentioned point being distant 117.76 feet measured on a course of north 1 degrees 23 minutes 0 seconds west along the centerline of Mill Road from its intersection with the centerline of Oak Street; thence extending from the first mentioned point and place of beginning, extending along the westerly right of way line of Mill Road, south 1 degrees 23 minutes 0 seconds east, 75 feet to a point, a common corner with Lot 29, thence leaving the road and extending along Lot 29, south 88 degrees 37 minutes 0 seconds west 100 feet to a point set in a line of land belonging to Silvio and Anthony Raimondo, thence extending along land of Silvio and Anthony Raimondo, north 1 degrees 23 minutes 0 seconds 75 feet to a point a common corner with Lot 31; thence extending along Lot 31, north 88 degrees 27 minutes 0 seconds east 100.14 feet to the first mentioned point and place of beginning.

CONTAINING an area of 7500 square feet of land be the same more or less.

HAVING erected thereon a dwelling known as 802 South Maill Road, Kennett Square, PA 19348

PARCEL #3-6-1.9

BEING the same premises of Michael J. Dix and Michele K. Dix, by their Deed dated 10/30/08 and recorded on 11/7/08 in the Recorder of Deeds Office of Chester County, Pennsylvania in Deed Book Volume 7542, page 2254 granting and conveyed unto Miguel Baeza Arroyo, Ysabel Lemus De Baeza, husband and wife, Rocio Baeza Lemus a married individual, as to husband and wife, tenants by the entirety, as to husband and wife and single individual, Rocio Baeza Lemus, joint tenant with right of survivorship.

PLAINTIFF: PNC Bank National

Association

VS

DEFENDANT: MIGUEL A. ARROYO and ROCIO B. LEMUS and YSABEL L. DE BAEZA

SALE ADDRESS: 802 South Mill Road, Kennett Square, PA 19348

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

SALE NO. 12-2-80

Writ of Execution No. 07-06438

DEBT \$164,649.10

ALL THAT CERTAIN message and parcel of land, the southern half of Lot No. 15 on Plan of Lots as laid out by John Nicholson, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech is bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of a public street leading southward to the Lincoln Highway, a corner of Lots Nos. 16, 13 and 14; thence extending along the middle of said street north 25 degrees, 10 minutes west, 28 feet to an iron pin; thence leaving the street and extending by the northern half of Lot No. 15 belonging to William L. Benn, et ux, the next 3 courses and distances; (1) north 66 degrees, 29 minutes east, 79 feet to an iron pin (2) south 23 degrees, 31 minutes east, 27 feet to an iron pin; (3) north 68 degrees, 37 minutes east, 63.92 feet to an iron pin in the middle of another street as laid out on said Plan and in line of Lot No. 35; thence along the middle of said street and Lot No. 35, south 25 degrees, 10 minutes east, 33 feet to an iron pin, a corner of Lot No. 16; thence extending by Lot No. 16, south 8 degrees, 0 minutes west, 147.1 feet to the first mentioned iron pin and place of beginning.

CONTAINING 4,628 square feet of land, be the same, more or less.

ALSO all that certain tract of land situate in East Whiteland Township, Chester County, Pennsylvania, being a part of Lot No. 15 on Plan of Lots of John Nicholson, recorded in the Recorder's Office of said County in Plan Book No. 2 Page 43, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road north 25 degrees, 10 minutes west, 33 feet from the corner of Lots Nos. 15 and 16 on said Plan of Lots, thence leaving said road and along other land of the said William L. and Helen A. Benn, his wife, the 2 following courses and distances, to wit: (1) south 65 degrees west, 63.92 feet

to an iron pin and (2) north 25 degrees, 10 minutes west, 27 feet to an iron pin; thence by remaining land of the said William M. Benn, Sr., north 65 degrees east, 63.92 feet to the middle of said public road; thence along the center of said road south 25 degrees, 10 minutes east, 27 feet to the place of beginning.

CONTAINING 1,725 square feet of land, more or less.

PARCEL No. 42-3Q-11

TOWNSHIP of East Whiteland

BEING the same premises which John J. Hally, Sr., William P. Hally, III and Joseph R. Halley, by their Power of Attorney, James T. Owens, Esquire, by Deed dated February 6, 2006 and recorded February 23, 2006 in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 6771 Page 1967, granted and conveyed unto Thomas J. McGarvey and Diane McGarvey, in fee.

PLAINTIFF: First Horizon Home Loans (Division of) AKA First Tennessee Bank National Association

VS

DEFENDANT: DIANE & THOMAS MCGARVEY

SALE ADDRESS: 31 Prospect Avenue, Malvern, PA 19355

PLAINTIFF ATTORNEY: ILANA C. ZION, 610-278-6800

SALE NO. 12-2-81

Writ of Execution No. 11-08081

DEBT \$159,777.57

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a Survey by J. W. Harry, C.E., dated 1/1/1941 as follows:

BEGINNING at a point on the south-west side of Madison Street (33 feet wide) at the distance of 250 feet measured west from the west side of Eighth Avenue, continuing in front of or breadth on said Madison Street 50 feet measured south 74 degrees 26 minutes west and extending of that width in length or depth southeast between parallel lines at right angles to said Madison Street 135 feet north side of Lemon Street.

BEING Lot #136 on Said Plan.

TAX ID/Parcel No. UPI No. 16-8-17

BEING known as: 816 Madison Street, Coatesville, PA 19320.

BEING the same premises which Larry

L. Lawrence, by Deed dated November 30, 2004 and recorded December 10, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6357, Page 1710, granted and conveyed unto Daryl R. Gaffney and Lisa M. Gaffney, husband and wife, as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DARYL & LISA GAFFNEY**

SALE ADDRESS: 816 Madison Street, Coatesville, PA 19320

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

SALE NO. 12-2-82

Writ of Execution No. 09-01326

DEBT \$188,017.88

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Victoria Hills made by Hugh Engineers, Inc., dated November 19, 1973 recorded in Plan Book 55 page 44 as follows:

BEGINNING at a point on the south-west side of Crown Lane, a corner of Lot 22 on said Plan, said point being located the three following courses and distances from a point of tangent on the southeast side of Queen Lane (1) on the arc of a circle curving to the right having a radius of 25.00 feet the distance of 39.27 feet to a point of tangent on the southwest side of Crown Lane (2) south 17 degrees 23 minutes 50 seconds east 190.72 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 14.28 feet; thence extending from said point of beginning and along the cul-de-sac of Crown Lane the two following courses and distances (1) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 112.90 feet to a corner of Lot #24 on said Plan, thence extending along the same leaving the said cul-de-sac south 9 degrees 41 minutes 40 seconds west 155.00 feet to a point in line of lands of Leroy R. Romig, Jr., thence extending along the same, north 80 degrees 16 minutes 20 seconds west 361.78 feet to a corner of Lot 20 on said Plan, thence extending along the same, north 17 degrees 23 minutes 50 seconds west, 107.07 feet to a corner of Lot 21; thence extending along the same, north 72 degrees 36 minutes 10 seconds east, 200.00 feet to a corner of Lot 22, thence extending

along the same, north 74 degrees 31 minutes 30 seconds east 193.56 feet to a point on the south-west side of Crown Lane being the first mentioned point and place of beginning.

BEING known as 8 Crown Lane, Coatesville, PA 19320

HAVING erected thereon a detached, two story bi-level single family residential dwelling.

BEING the same premises as Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., by Carole Armstrong, their attorney-in-fact, by Deed dated April 25, 2005, and recorded on May 4, 2005, by the Chester County Recorder of Deeds in Deed Book Volume 6481, at Page 399, granted and conveyed unto Melissa T. Roop, an individual.

PIN # 47-4P-23

PLAINTIFF: National City Bank (F/K/A)

VS

DEFENDANT: **MELISSA ROOP**

SALE ADDRESS: 8 Crown Lane, Coatesville, PA 19320

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

SALE NO. 12-2-83

Writ of Execution No. 10-11643

DEBT \$257,573.09

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

UNIT number: Lot 134 in Branford Village, a Planned Community as established by the filing of declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888, Page 85 (referencing subdivision Plan 9015651).

BEING UPI Number: 47-4-309.

HAVING erected thereon a detached, two story single family residential dwelling.

BEING the same premises as Christopher M. Bowler and Kelly J. Bowler, by Deed dated November 29, 2005, and recorded on December 16, 2005, as Instrument Number 10606877, granted and conveyed unto Sara J.

Koskei, an individual.

BEING known and numbered as 201
Milbury Road, Coatesville, PA 19320.

PLAINTIFF: PNC Bank National
Association

VS

DEFENDANT: SARAH J. KOSKEI

SALE ADDRESS: 201 Milbury Rd,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: BARBARA
ANN FEIN, 215-563-7450

SALE NO. 12-2-84

Writ of Execution No. 10-06352

DEBT \$150,277.28

ALL THAT CERTAIN message and lot of land with the buildings erected hereditaments and appurtenances thereon more fully described as Tract No. 1 and a part of Tract No. 2, situate in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING in the public street at a corner in the middle of the said street, leaving through the Borough a corner of Joseph Mauger lot; thence along said street north eighty-eight degrees east, fifty feet to a stone; thence north one and one-half degrees west, by land of Miss Nora Witman one hundred sixty-five feet to a stone; thence south eighty-eight degrees, (erroneously described in prior deeds as eight degrees) west, forty feet to a corner of the said Miss Nora Witman lot; thence along the same south one and one-half degrees east, twenty-two feet and six inches to a corner; thence south eighty-eight degrees (erroneously described in prior deeds as eight degrees) west, ten feet to a corner of Joseph Mauger's lot; thence along the same south one and one-half degrees east, one hundred forty-two feet and six inches to the place of beginning.

CONTAINING eight thousand and twenty-five square feet of land, be the same more or less.

HAVING erected thereon, a detached, two and one half story single family residential dwelling.

BEING the same premises as Elmer R. Deibert and Miriam C. Deibert, by Deed November 30, 1970, and recorded on December 2, 1970, by the Office of the Recorder of the Deeds of Delaware County in Record Book Volume R39, at Page 279, granted and conveyed unto Frank Delrossi and Lee [Delrossi], as Tenants by the Entireties.

BEING known and numbered as 50

East Main Street, Elverson, PA 19520.

TAX Parcel No. 13-4-26.

PLAINTIFF: Residential Credit
Solutions Inc
VS

DEFENDANT: SOON JAI LEE
DELROSSI (AKA)

SALE ADDRESS: 50 E. Main Street,
Elverson, PA 19520

PLAINTIFF ATTORNEY: BARBARA
ANN FEIN, 215-653-7450

SALE NO. 12-2-85

Writ of Execution No. 10-02356

DEBT \$204,666.13

ALL THAT CERTAIN tract or parcel of land situated on the south side of South Sandy Hill Road (T-443) and on the east side of Old Wilmington Road (SR 4001) in West Caln Township, Chester County, Pennsylvania, and being Lot No. 2 on a subdivision plan prepared for Sandy Hill Mennonite Church by Berger & Hayes, Inc., Thorndale, PA, Plan #4649-92 dated December 1, 1992 and recorded in Chester County Subdivision Plan #12155, and being more fully bounded and described as follows, to wit:

BEGINNING at a masonry nail set in the title line of South Sandy Hill Road, a common corner between Lot No. 1 and Lot No. 2; thence from said point of beginning along the aforementioned title line of South Sandy Hill Road, north 70 degrees 49 minutes 43 seconds east, 817.89 feet to a spike found, a corner of land belonging to Douglas Perrault; thence by the same, south 24 degrees 22 minutes 47 seconds east, 24.90 feet to a steel pin found; thence south 49 degrees 13 minutes 14 seconds east, 335.84 feet to a steel pin found; thence by the same and land of Lloyd Simmers, south 06 degrees 34 minutes 24 seconds east, 573.01 feet to a large rock located 50.7 feet southwest of a limestone; thence by the same, south 53 degrees 14 minutes 18 seconds west, 190.49 feet to a steel pin found; thence by land of Kevin Deets and Leonard Burgentine, south 55 degrees 34 minutes 03 seconds west, 794.67 feet to a steel pin set on the east side of the aforementioned Old Wilmington Road; thence along the title line of said road, north 35 degrees 18 minutes 58 seconds west, 574.87 feet to a masonry nail set, a corner of Lot No. 1; thence by Lot No. 1, passing over a steel pin set 23.92 feet from the last-described point, north 54 degrees 03 minutes 07 seconds east, 385.50 feet to a steel pin set; thence by the same, passing over a steel pin set 27.46 feet from the next-described point, north 33 degrees 45

minutes 15 seconds west, 493.90 feet to the point of beginning.

CONTAINING in area 22.4013 gross acres, be the same more or less.

BEING known as 350 South Sandy Hill Road, Coatesville, Pennsylvania 19320.

TITLE to said premises is vested in John F. Petersheim and Lena Mae Petersheim, husband and wife, by Deed from Paul B. Lapp and Lena S. Lapp, husband and wife, dated May 11, 1994 and recorded May 16, 1994, in Record Book 3756, Page 223.

BLR Number: 28-8-14

TAX Map Number: 2808_00140000

SEIZED in execution as the property of John F. Petersheim and Lena Mae Petersheim, husband and wife, on Judgment No. 2010-02356.

PLAINTIFF: Lena S. Lapp

VS

DEFENDANT: **JOHN & LENA PETERSHEIM**

SALE ADDRESS: 350 South Sandy Hill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **TAMARA E. HOGAN, 717-397-7544**

SALE NO. 12-2-86

Writ of Execution No. 11-08267

DEBT \$262,404.58

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Alva A. Rogers, Engineers on the 17th day of July A.D. 1923 as follows to wit:

BEGINNING at a point in the middle of Old Gulph Road at the distance of 113.80 feet, southeastward from the intersection of said middle line of Gulph Road with the middle of Radnor Road; thence extending north 11 degrees 42 minutes west along the other ground of the said Lewis A. Noblitt, Jr. and wife, 241.61 feet to a stake set in line of land of Daniel C. Hilferty and Margaret C., his wife; thence extending north 65 degrees 31 minutes east along said ground of Daniel C. Hilferty and wife, 63.33 feet to a stake; thence extending south 30 degrees 51 minutes east 317.86 feet to a stone set in the said middle line of Gulph Road; thence extending north 86 degrees 37 minutes west along said middle line of Old Gulph Road 171.85 feet to the first mentioned point and place of beginning.

BEING UPI #43-11D-8

BEING the same premises which

Thomas F. Horgan, by Indenture dated December 13, 2004 and recorded January 26, 2005 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6395 Page 61, granted and conveyed unto Jeanine C. Makara and Kevin D. Dyson, wife and husband, as Tenants by the Entirety.

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **FEBA & ASSOCIATES LP**

SALE ADDRESS: 916 Upper Gulph Road, Wayne, PA 19087

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-458-6703**

SALE NO. 12-2-87

Writ of Execution No. 11-03850

DEBT \$731,315.50

OF THE FIRST PART:

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

BEGINNING at an iron pin, a corner of this and land of "Community Park" which said point 170.07 feet distant easterly from the easterly line of Brown Street; thence along said "Community Park" south 43 degrees and 52 minutes east 861.50 feet to a stake in line of lands of Ralph T. Richards; thence along said land south 41 degrees 50 minutes west 492 feet to a post and south 46 degrees east 115.5 feet to a stake in a public road; thence along said road south 50 degrees west 89.8 feet to a stone; thence along lands now or late of Levi Keller north 45 degrees and 20 minutes west 1040.63 feet to a point, a corner; thence along the lands of said grantor north 49 degrees 8 minutes east 570.18 feet to the place of beginning.

CONTAINING 11 acres 140 perches of land more or less.

EXCEPTING thereout and therefrom all that certain tract or piece of land, situate in the Township of North Coventry, County and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point, the northeast corner at the intersection of Kerper Drive and Erb Place; thence along Kerper Drive north 42 degrees 15 minutes west 160.05 feet to a point, a corner of this and land of George N. Kerper; thence along land of George N. Kerper north 49 degrees 8 minutes east 103.92 feet to a point, a corner of this and Lot No. 5 about to be conveyed to Robert D. Erb;

thence along the land of Robert D. Erb south 40 degrees 25 minutes east 160 feet to the street called Erb Place; thence along the same south 49 degrees 8 minutes west 100 feet to the point or place of beginning.

BEING Lots No. 3 and 4 on the Plan of Lots as laid out by Charges and Isabel Rosewarne according to a survey and place dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO, excepting thereout and therefrom all that certain tract or piece of land, suite in the Township of North Coventry, County and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point in the north line of Erb Place, a corner of this Lot and Lot No. 4, which said point of beginning is 100 feet northeast from the corner of Kerper Drive and Erb Place; thence along Lot No. 4 about to be conveyed to Earl F. Erb, et ux north 40 degrees 25 minutes west 160 feet to a point a corner of this land of George N. Kerper; thence along land of said George n. Kerper north 49 degrees 9 minutes east 100 feet to a point a corner of this and Lot No. 7; thence along said Lot no. 7 south 40 degrees 25 minutes east 160 feet to the north side of the Street called Erb Place; thence along the same south 49 degrees 8 minutes west 100 feet to the point or place of beginning.

BEING Lots No. 5 and 6 on the Plan of Lots as laid out by Charles and Isabel Rosewarne according to a survey and plan dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO, excepting thereout and therefrom all those two certain lots or pieces of land, situate in the Township of North Coventry, County of Chester and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Erb Place, a corner of this Lot and Lot No. 8, which said point of beginning is 300 feet northeast from the northeast corner of Kerper Drive and Erb Place; thence along Lot No. 8 north 40 degrees 25 minutes, west 160 feet to a point, a corner of this and land of George N. Kerper; thence along the same north 49 degrees 8 minutes east 96 feet to a point a corner of this and line of Community Park; thence along the same south 44 degrees 27 minutes east 160.31 feet to the north line of Erb Place aforesaid; thence along the same south 49 degrees 8 minutes west 96 feet to the point or place of beginning.

BEING Lots No. 9 and 10 in the Plan of Lots as laid out by Charles and Isabel

Rosewarne according to a survey and plan dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO excepting thereout and therefrom all those two certain lots or pieces of land, situate in the Township of North Coventry, County of Chester and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Erb Place, a corner of this lot and Lot No. 6, which said point of beginning is 200 feet northeast from the northeast corner of Kerper Drive and Erb Place; thence along Lot No. 6 north 40 degrees 25 minutes, west 160 feet to a point, a corner of this and land of George N. Kerper; thence along the same north 49 degrees 8 minutes east 100 feet to a point a corner of this and Lot No. 9; thence along the same south 40 degrees 25 minutes east 160 feet to the north side of the street called Erb Place; thence along the same south 49 degrees 8 minutes west 100 feet to the point or place of beginning.

BEING Lots No. 7 and 8 in the Plan of Lots as laid out by Charles and Isabel Rosewarne according to a survey and plan dated July 6, 1945, made by George F. Shaner, Civil Engineer and Surveyor.

ALSO excepting thereout and therefrom all that certain tract or parcel of land, being Lot No. 1 and 2 laid out on a plan of lots of Chares E. Rosewarne and Isabel K. Rosewarne, his wife, July 6, 1945 by Ralph E. Shaner & Son R.E., Pottstown, PA, situate in North Coventry Township, County of Chester, Pennsylvania and bounded and described as follows.

BEGINNING at a point in the west line of Kerper Drive a private fifty feet wide road, other lands of Charles E. Rosewarne and Isabel K. Rosewarne his wife; thence along said Kerper Drive south 42 degrees 16 minutes east 160.05 feet to a stake still in lands of Charles E. and Isabel K. Rosewarne; thence along the same south 49 degrees 08 minutes west 131.49 feet to lands of Levi Keller; thence along same north 43 degrees 23 minutes west 160.07 feet to lands of George Kerper; thence along the same north 49 degrees 08 minutes east 134.13 feet to the place of beginning.

OF THE SECOND PART:

ALL THOSE TWO CERTAIN lots or pieces of ground situate in North Coventry Township, Chester County, Pennsylvania, bounded and described according to a survey made by Howard H. Ranck in October 1955 and revised by George F. Shaner, in January 1957, as follows, to wit:

BEGINNING at a point on the norther-

ly side of Miller Road (50 feet wide), said point being in the center line of the continuation of Meadowbrook Road, said point also being the southeasterly corner of property now or late of Charles Rosewarner; thence continuing along the northerly side of Miller Road north 43 degrees 48 minutes east 200 feet to a point; thence continuing along the same by a curve bearing to the right having a radius of 125 feet, a distance along the arc of 65.45 feet to a point; thence continuing along said Miller Road north 73 degrees 48 minutes east 75.93 feet to a point; thence by a line curving to the left having a radius of 125 feet, a distance of along said arc of 39.27 feet to a point; thence by a curve bearing to the left having a radius of 20 feet, a distance along the arc of 31.42 feet to a point on the northwesterly side of Keller Road; thence continuing along Keller Road north 46 degrees 12 minutes west 165.25 feet to a point; thence along other property now or late of Charles Rosewarne south 40 degrees 43 minutes west 400.440 feet to a point in line of other property now or late of Charles Rosewarne, which said point would also be the continuation of the center line of Meadowbrook Road; thence continuing along said property south 46 degrees 12 minutes east 99.14 feet to the place of beginning.

BEING UPI No. 17-4-28

BEING the same premises that Isabel K. Rosewarne, by Indenture bearing the date of July 7, 2006, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, at book 6907, page 87, et. seq. on July 26, 2006, granted and conveyed unto Clover Hill Construction, LLC, in fee.

PLAINTIFF: New Century Bank
(D/B/A) Customers Bank

VS

DEFENDANT: **CLOVER HILL
CONSTRUCTION LLC and WILLIAM &
TINA KELLY**

SALE ADDRESS: 1337 West
Meadowbrook Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JESSICA
M. GULASH, 610-668-0770**

SALE NO. 12-2-89

Writ of Execution No. 10-13435

DEBT \$248,134.74

ALL THAT CERTAIN piece of land, together with the buildings and improvements thereon erected and the appurtenances thereto.

SITUATE in East Nottingham Township, County of Chester, Commonwealth of Pennsylvania, being.

UNIT Number, Lot 9 in Locksley Glen a Planned Community as established by the filing of the Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen Planned Community in East Nottingham Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4565, Page 1186 as amended by 1) the First Amendment to Declaration of Covenants, Restrictions Easements and Establishment of Homeowners Association for Locksley Glen, a Planned Community in East Nottingham Township, Chester County, Pennsylvania recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book 4744, Page 1015 and 2) the Second Amendment to Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Locksley Glen, a Planned Community in East Nottingham Township, Chester County, Pennsylvania, recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4762, Page 2027 (referencing Subdivision Plans 14921, 15097 and 15391).

TAX ID/Parcel No. 69-6-466.1

TITLE to said premises is vested in Julie Wehner and Andrew R. Wehner by deed from Albert Harry Hincken dated October 18, 2006 and recorded November 13, 2006 in Deed Book 7004, Page 160.

PREMISES being known as: 206 Sheffield Lane, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-6-466.1

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JULIE & ANDREW
WEHNER**

SALE ADDRESS: 206 Sheffield Lane,
Unit No 9, Oxford, PA 19363

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

SALE NO. 12-2-91

Writ of Execution No. 11-07529

DEBT \$393,893.75

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Hunter's Ridge, now known as Manchester Farms, made by Chester Valley Engineers, Inc., Civil Engineers and Land

Surveyors, dated 12/20/2001, last revised 5/30/2003 and recorded as Plan No. 16882, as follows, to wit:

BEGINNING at a point on the north-westerly side of Cyprus Lane, a corner of Lot No. 52, thence extending along said side of Cyprus Lane the following (2) courses and distances, (1) south 50 degrees 51 minutes, 41 seconds west 71.03 feet to a point of curve, (2) along the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 21.47 feet to a point tangent and corner of Lot No. 50, thence extending along said side of Lot No. 50 north 43 degrees 36 minutes, 45 seconds west 218.40 feet to a point and corner of lands of Open Space as shown on said Plan, thence extending along said side of lands of open space north 43 degrees 48 minutes, 12 seconds east 110.30 feet to a point and corner of Lot No. 52, thence extending along said side of Lot No. 52 south 39 degrees 08 minutes, 19 seconds east 230.46 feet to the first mentioned point and place of beginning.

CONTAINING 22,664 square feet more or less

BEING Lot No. 51 on said Plan

TAX Parcel # 47-06-0120

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DAVID L. DECKER**

SALE ADDRESS: 116 Cyprus Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY E. McCAFFERTY, 215-627-1322**

SALE NO. 12-2-92

Writ of Execution No. 08-12976

DEBT \$211,732.60

ALL THAT CERTAIN tract of land, situate in the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for "Cross View Estates" made by Berger & Hayes, Inc., Thorndale, PA, dated 11/5/89, last revised 8/10/90 and recorded 9/18/90 as Plan #10711 as follows to wit:

BEGINNING at a point on the north-westerly side of proposed road "B", said point being a corner of Lot #20 (as shown on said Plan): thence from said point of beginning extending along said road south 76 degrees 08 minutes 53 seconds west 35.00 feet to a point, being a corner of Lot #22; thence leaving said road extending along Lot #22 north 13 degrees 51 minutes 07 seconds west 130.00 feet to a point in line of Lot #24, being a corner of Lot #22; thence extending par-

tially along Lot #24 north 76 degrees 08 minutes 53 seconds east 35.00 feet to a point, being a corner of Lot #20; thence leaving Lot #24 extending along Lot #20 south 13 degrees 51 minutes 07 seconds east 130.00 feet to the first mentioned point and place of beginning.

BEING Lot #21 on the above mentioned Plan.

BEING known as: 223 Talucci Drive, Downingtown, PA 19335

TAX Parcel No: 11-11-113-25

PLAINTIFF: Deutsche Bank National Trust

VS

DEFENDANT: **MELYNN SMITH WYLIE**

SALE ADDRESS: 223 Talucci Dr, Downingtown, PA 19335

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

SALE NO. 12-2-93

Writ of Execution No. 11-08085

DEBT \$264,515.64

ALL THAT CERTAIN 15 feet wide strip of land located on Upper Valley Road and situate in West Sadsbury Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of present land of Walter D. Bair and Rita A. Bair, his wife at a point in or near the center of Upper Valley Road, located a distance of 495.4 feet westward from a point in the intersection with Limestone Road; thence extending along in or near the center line of Upper Valley Road, south 87 degrees west 15 feet to a point in said road, being the southeast corner of land about to be conveyed to J.L. Laird, Jr., et ux; thence along J.L. Laird, Jr.'s land north 1 degree and 50 minutes west 200 feet to a point in line of land now or late of Leon M. Thompson et ux; thence along Thompson's land north 84 degrees 42 minutes 35 seconds east 15 feet to a point being the northwest corner of land of Walter D. Bair, his wife; thence along land of Bair's south 1 degree and 50 minutes east 200 feet to a point and place of beginning.

CONTAINING 3000 square feet of land to be the same more or less.

BEING the same premises which David P. Springer and Cynthia S. Springer, his wife, by Deed dated April 10, 2007 and recorded in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Record Book 7145, Page 2037, granted and conveyed unto Peter Anthony, LLC. in fee.

AND also all that certain lot of land, together with the improvements thereon erected, situate at the north side of Upper Valley Road, West Sadsbury Township, Chester County, Pennsylvania, bounded and described as follows, according to a survey made July 22, 1961, by Howard Ranck, Registered Surveyor, to wit:-

BEGINNING at the southeast corner thereof, a point in or near the center of Upper Valley Road, located a distance of 345.4 feet westward from a point in the intersection with Limestone Road; thence extending along in Upper Valley Road, by land now or late of Lewis Bair and Vernon Bair respectively, south 87 degrees west, 150.00 feet to a point in said road; thence by land retained by Vernon Bair, of which these premises were a part, north 01 degree and 50 minutes west, 200.00 feet to an iron pin; thence by same, north 87 degrees east, 150 feet to an iron pin; thence by land retained by Vernon Blair, and Benjamin Wernitz respectively, south 01 degree and 50 minutes east 200.00 feet to the place of beginning.

CONTAINING 30,000 square feet of land, be the same more or less.

EXCEPTING thereout and therefrom the same premises which Walter D. Bair and Rita A. Bair, his wife, by Deed dated May 12 1987 and recorded in the Office aforesaid in Record Book 737, Page 188, granted and conveyed unto Barry R. Wertz and Carol A. Wertz, his wife as follows:

ALL THAT CERTAIN tract of land, situate in West Sadsbury Township, Chester County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the north side of Upper Valley Road, a public road leading from Parkesburg to Atglen, said point being the southwest corner of present lands of Barry Wertz, et ux, thence along the north side of Upper Valley Road, south 87 degrees west, 15 feet to a point; thence north 10 degrees 50 minutes west, 200 feet to northern property line of Walter Bair, et ux.; thence north 87 degrees east, 15 feet to the northeast corner of present property of Walter Bair, et ux; thence south 10 degrees 50 minutes east, 200 feet passing along present land of Barry Wertz, et ux, to a point on Upper Valley Road, the point and place of beginning.

CONTAINING 3,000 square feet of land, to be the same more or less.

BEING the same premises which Mary Helen Gruz, Executrix of the Estate of Rita A Bair, deceased, by Deed of Correction recorded March 6, 2007 in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Record Book 7098, Page 1116, granted and con-

veyed unto David P. Springer and Cynthia Springer, h/w, in fee, and which the said David P. Springer and Cynthia S. Springer, his wife by Deed recorded April 30, 2007 recorded in the Office of the Recorder of Deeds in and for Chester County in Record Book 7145, Page 2037 granted and conveyed unto Peter Anthony, LLC.

BEING UPI # 36-5-85.3

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **PETER A. BERARDI and PETER ANTHONY, LLC**

SALE ADDRESS: 2903 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **WILLIAM L. HOWARD, 610-296-9020**

SALE NO. 12-2-94

Writ of Execution No. 10-06693

DEBT \$278,204.53

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 August 30, 2000, last revised September 16, 2006 and recorded in Chester County as Plan #17957, as follows, to wit:

BEING Lot #227, as shown on said Plan

BEING Parcel #18-1-422

TITLE to said premises is vested in Anthony Dustin Locklear by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated October 22, 2008 and recorded October 28, 2008 in Deed Book 7537, Page 1815 Instrument #10882327.

PREMISES being known as: 199 S. Savanna Drive, Pottstown, Pennsylvania 19465.

TAX I.D. #: 18-01-04-22-00000

PLAINTIFF: BAC Homes Loans Servicing LP

VS

DEFENDANT: **ANTHONY DUSTIN LOCKLEAR**

SALE ADDRESS: 199 S Savanna Drive, Pottstown, PA 19465

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

SALE NO. 12-2-95
Writ of Execution No. 11-01722
DEBT \$266,704.03

ALL THAT CERTAIN lot or piece of ground, situate, in the Township of East Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan made for C. Edward Lawrie by N.M. Lake and Associates, Inc., dated 7/1/1987 and last revised 4/5/1988 and recorded in Chester County as Plan No. 8207, as follows, to wit:

BEGINNING at a point on the west side of Fifth Street, at a corner of Lot No. 6, as shown on said Plan; thence extending from said beginning point along the west side of Fifth Street the two following courses and distances; (1) south 13 degrees 22 minutes 25 seconds east, 131.79 feet to a point; and (2) south 27 degrees 46 minutes 47 seconds east, 96.7 feet to a point, a corner of lands now or late of Leo A. and Lawrence P. Tigie; thence extending along the same south 77 degrees 27 minutes 29 seconds west, 338.84 to a point in line of lands now or late of C. Edward Lawrie; thence extending along the same north 19 degrees 10 minutes 00 seconds west, 225.54 feet to a point, a corner of Lot No. 6 aforesaid; thence extending along the same north 77 degrees 27 minutes 29 seconds east, 328.24 feet to the first mentioned point and place of beginning.

TAX Id No: 69-6-67.9

FOR information purposes only –
Property also known as:

626 5th St, Oxford, PA 19363-2817

TITLE to said premises is vested in William J. Miller and Tina M. Miller, by Deed from Thomas A. Haba and T. Jane Haba, dated 9/7/2001, recorded 10/9/2001 as Book: 5082, Page 1341.

PLAINTIFF: Deutsche Bank National
Trust Company
VS

DEFENDANT: **JOHN & LENA
PETERSHEIM and WILLIAM & TINA
MILLER**

SALE ADDRESS: 626 5th Street,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **KIERA
McFADDEN-ROAN, 856-840-5815**

SALE NO. 12-2-96
Writ of Execution No. 11-04760
DEBT \$243,401.69

ALL THAT CERTAIN piece of tract of land situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by J.W. Harry, C.E. dated May 13, 1944, as follows:

BEGINNING at a point in or near the center line of Kings Highway, distance of 383.38 feet from the west line of land of John C. Pyle, measuring along the center line of said King's Highway westwardly from the said west line of land of John C. Pyle, a corner of remaining land of the said Cora Yearsley, conveyed or about to be conveyed unto Raymond S. Dunlap and Olive E. Dunlap, his wife; thence from said point or place of beginning along said remaining land of Cora Yearsley and passing over an iron pin placed in said line at the distance of 24 feet from the place or point of beginning, north 4 degrees 01 minutes 10 seconds west, 363.92 feet to a stake in the line of remaining land of the said Cora Yearsley, said remaining land of the said Cora Yearsley, being a strip of land 20 feet in width bounded on the north by other land of Ruth N. Rodgers and land of Anna E. Barnes; on the east by the right of way 20 feet in width extending from the said King's Highway over, across and along other land of the said Cora Yearsley, to land of the said Ruth N. Rodgers; on the south by remaining land of the said Cora Yearsley, conveyed or about to be conveyed to Charles H. Rodgers and Ruth N. Rodgers, his wife, and by the premises herein described and hereby conveyed and by other remaining land of the said Cora Yearsley, conveyed or about to be conveyed to Raymond S. Dunlap and Olive E. Dunlap, his wife; and on the west and on the west by remaining land of the said Cora Yearsley; thence along said remaining land of the said Cora Yearsley, south 88 degrees east, 147.15 feet to a stake, a corner of remaining land of the said Cora Yearsley, conveyed or about to be conveyed to Charles H. Rodgers and Ruth N. Rodgers, his wife; thence along said remaining land of the said Cora Yearsley, conveyed or about to be conveyed to the said Charles N. Rodgers and Ruth N. Rodgers, his wife, and passing over a stake placed in said line at the distance of 23.71 feet from the next mentioned point, south 02 degrees 37 minutes east, 359.25 feet to a point in or near the center line of said King's Highway; thence along said King's Highway in or near the center thereof, north 89

degrees 35 minutes west, 138.19 feet to the place of beginning.

CONTAINING 1.181 acres of land, be the same more or less.

TOGETHER with all and singular the hereinabove described premises with improvements, ways, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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.

TAX ID: 28-6-97

FOR information purposes only – property a/k/a 559 W. Kings Hwy, Coatesville, PA 19320-1724

TITLE to said premises is vested in William Englerth and Cindy Englerth, husband and wife, from Matteo L. Mobile dated 12/12/2003 and recorded 01/16/2004 in Book 6042, Page 1699.

PLAINTIFF: Deutsche Bank National Trust

VS

DEFENDANT: **WILLIAM & CINDY ENGLERTH**

SALE ADDRESS: 559 West Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTINE A. PINTO, 856-810-5815**

SALE NO. 12-2-97

Writ of Execution No. 11-02006

DEBT \$567,962.30

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Marlborough, County of Chester and State of Pennsylvania, described according to a Final Subdivision Plan of Marlboro Meadow, dated 2/24/1993 last revised 5/11/1993 Drawing No. C-729, recorded at West Chester in the Office of the Recorder of Deeds in Plan File No. 12229, as follows:

BEGINNING at a point on the easterly side of the cul-de-sac at the terminus of Arrowwood Lane, said point marking a corner of this Lot and a corner of Lot No. 2, as shown on said Plan; thence extending along the said side of said cul-de-sac, the two (2) following courses and distances; (1) along the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 30.06 feet to a point of reverse curve; and

(2) along the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 21.03 feet to a point on the easterly side of Arrowwood Lane; thence extending along same, the two (2) following courses and distances: (1) along the arc of a circle curving to the left having a radius of 425.00 feet, the arc distance of 220.91 feet to a point of reverse curve; and (2) along the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 37.17 feet to a point on the southerly ultimate right of way line of Lenape-Unionville Road (T-461) as shown on said Plan; thence extending along same, north 85 degrees 49 minutes 45 seconds east, 89.36 feet to a point in line of lands now or late of William R. Landefeld, Jr.; thence leaving the said side of Lenape-Unionville Road, extending along line of lands of Landefeld, south 00 degrees 06 minutes 56 seconds west, 343.10 feet to a point, another corner of Lot No. 2, aforesaid; thence extending along line of Lot No. 2, north 73 degrees 18 minutes 39 seconds west, 179.68 feet to the first mentioned point and place of beginning.

TAX ID: 61-5-55.4

ADDRESS for information purposes only 1 Honeysuckle Ln, Kennett Square, PA, 19348-1356

TITLE to said premises is vested in Robert J. Cohen and Jennifer M. Cohen, husband and wife, by Deed from JMW Land Company, Inc., A Corporation, dated 6/9/1998 and recorded 6/19/1998 in Book 4368, Page 1786.

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

VS

DEFENDANT: **ROBERT & JENNIFER COHEN**

SALE ADDRESS: 1 Honeysuckle Lane, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **MARY WU, 856-810-5815**

SALE NO. 12-2-98

Writ of Execution No. 11-08074

DEBT \$54,317.43

ALL THAT CERTAIN lot of land situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a recent survey thereof made by T.G. Colesworthy, County Surveyor, as follows.:

BEGINNING at an iron pin set in the center line of Maple Lane where the same intersects the south line of Edkin Avenue, said pin being the southwest corner of Lot No. 138 on

Chatwood Plan, and at the southeast corner of land now or late of Joseph W. Belt; thence extending through lands now or formerly of Aaron S. Edkin by a line being the projection of the center line of Maple Lane on the Chatwood Plan, south 18 degrees 50 minutes east, 150 feet to an iron pin, said street to be opened to a width of 33 feet; thence leaving the street and extending through land now or formerly of A.S. Edkin, south 71 degrees 10 minutes west, 397.16 feet to a corner of lands now or formerly of the Greenmount Cemetery and Thomas Shank; thence extending along land now or formerly of the Greenmount Cemetery north 17 degrees 17 minutes west, 150.05 feet to an iron pin a corner of lands now or late of Joseph W. Belt; thence extending along said land, north 71 degrees 10 minutes east, 393.10 to the first mentioned point and place of beginning.

EXCEPTING thereout and therefrom the following described premises:

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a Plan of Land of Joseph P. and Caroline Taylor, made by T.G. Colesworthy, County Surveyor, dated May 11, 1964, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of Maple Lane with the southerly line of Edkin Avenue (extended); thence extending from said beginning point along the center line of Maple Lane proposed south 18 degrees 50 minutes east 150 feet to a point a corner of land now or formerly of Aaron S. Edkin; thence extending along the same south 71 degrees 10 minutes west 135 feet to a point a corner of lands now or formerly of Joseph P. and Caroline Taylor; thence extending along the same the two following courses and distance: (1) north 37 degrees, 16 minutes west 137.03 feet to a point and (2) north 71 degrees 10 minutes east 170.81 feet to a point in the bed of Maple Lane proposed, afore-said; thence extending along the same 8.25 feet from the center line thereof, north 18 degrees 15 minutes west 25 feet to a point; thence extending north 71 degrees 10 minutes west, 8.25 feet to the first mentioned point and place of beginning.

BEING the same real estate which Joseph P. Taylor, III and Caroline Taylor, husband and wife, conveyed to Richard R. Love and Patricia S. Love, husband and wife, by Deed dated May 1, 1989, and recorded in Chester County Deed Book Volume 1529, Page 566, and by which Richard R. Love and Patricia S. Love, husband and wife, conveyed to themselves by Deed April 6,

2001, and recorded in Chester County Deed Book Volume 4929, Page 2345.

TOGETHER with and subject to all notes, restrictions and conditions set forth on the aforementioned survey prepared by T.G. Colesworthy together with all covenants, conditions, easements, rights-of-ways, restrictions, reservations and limitations of record.

SUBJECT to any other restrictions, reservations and exceptions affecting the real estate.

BLR #52-5G-57

IMPROVEMENTS: residential dwelling

PROPERTY address – 200 Maple Lane, West Chester, PA

PLAINTIFF: Graystone Tower Bank
VS

DEFENDANT: **RICHARD R. & PATRICIA S. LOVE**

SALE ADDRESS: 200 Maple Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **DONALD KORNFIELD, 717-762-8222**

SALE NO. 12-2-99

Writ of Execution No. 11-10030

DEBT \$216,320.69

ALL THAT CERTAIN message and tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, known as 413 West Gay Street, bounded and described as follows:

BEGINNING at a point in the center line of West Gay Street at a corner of land known as 411 West Gay Street; thence along the center line of West Gay Street, sixteen feet to a point, being the boundary line with property known as 415 West Gay Street; thence along said boundary line north twenty three degrees, fourteen minutes west, ninety-nine and five tenths feet to a point; thence north sixty-seven degrees, zero minutes east, sixteen feet to a point being the boundary line with property known as 411 West Gay Street; thence along said boundary line south twenty-three degrees, fourteen minutes east, ninety-nine and five tenths feet to the point and place of beginning.

TAX ID/Parcel No. 1-8-321.12

BEING the same premises which Angel Gonzalez and Gloria Gonzalez, husband and wife by Deed dated 6-24-2004 and recorded 6-28-2004 in Chester County in Record Book 6202 Page 793, conveyed unto Lee Smith, in fee.

PLAINTIFF: Malvern Federal Savings

Bank

VS

DEFENDANT: **LEE A. SMITH**

SALE ADDRESS: 413 West Gay
Street, West Chester, PA 19380

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

SALE NO. 12-2-100

Writ of Execution No. 10-07611

DEBT \$191,279.74

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Sadsbury, County of Chester, State of Pennsylvania, described according to a Subdivision Plan for Thomas Natalie, Jr. made by Comstock and Stapleton, Registered Land Surveyors, Glen Moore, PA dated November 14, 1973 as follows, to wit:

BEGINNING at a point in the title line in the bed of Wilmington Road (proposed 50 feet wide) said point of beginning being south 4 degrees 15 minutes east 125 feet from a corner of land now or late of Gertrude Umstead; thence extending along the title line through the bed of Wilmington Road south 4 degrees 15 minutes east, 135 feet to a point, a corner of land now or late of Louis Kramer; thence leaving said highway and extending along land of said Kramer south 85 degrees 45 minutes west 300 feet to a point, a corner of land now or late of Anthony H. Cimeo, et ux; thence extending along said land of Cimeo, north 4 degrees 15 minutes west 182.20 feet to an iron pin; thence from said point, the 3 following courses and distances: (1) north 87 degrees 51 minutes east 123.82 feet to an iron pin; (2) south 2 degrees 9 minutes east 42.69 feet to an iron pin and (3) north 85 degrees 45 minutes east 177.82 feet to the first mentioned point and place of beginning.

CONTAINING 46,000 square feet of land the same more or less.

TAX ID: #37-4-49.010

PLAINTIFF: National Bank of
Malvern

VS

DEFENDANT: **TENANTS OCCU-
PYING PROPERTY**

SALE ADDRESS: 943 Old
Wilmington Pike, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **WILLIAM
L. HOWARD, 610-296-9020**

SALE NO. 12-2-101

Writ of Execution No. 10-05499

DEBT \$83,872.44

ALL THAT CERTAIN message, tene-
ment and tract of land, with the buildings and
improvements thereon erected, situate in the
Township of West Nottingham, County of Chester
and State of Pennsylvania, bounded and described
as follows, to wit:

BEGINNING at an iron pin in the State
Road, leading from Nottingham to Cooper's
School; thence along in said road, north 69 degrees
30 minutes east, 100 feet to a corner; thence leav-
ing said road by land of John Wood and other land
now or late of Roscoe C. Morad, et ux, of which
this was a part, south 21 degrees, 12 minutes east,
200 feet to an iron pin; thence by the same south
69 degrees 30 minutes west, 105 feet to an iron
pin, a corner of land of Russell Howell, thence by
the same, north 20 degrees 30 minutes west, 200
feet to the place of beginning.

BEING Chester County UPI No. 68-6-
110.

PLAINTIFF: Thelma I. Howell

VS

DEFENDANT: **MICHAEL J. &
MICHELE WRIGHT SOMA**

SALE ADDRESS: 193 W. Ridge Rd,
Nottingham, PA 19362

PLAINTIFF ATTORNEY: **GEORGE
G. HEINEY, 610-932-3666**

SALE NO. 12-2-102

Writ of Execution No. 10-13481

DEBT \$187,098.03

ALL THAT CERTAIN tract of land
with the building and improvements thereon erect-
ed, hereditaments and appurtenances, designated
as Lot No. 213 on the original Plan of Lots known
as Megargee Heights, duly recorded in the Office
of the Recorder of Deeds of Chester County,
Pennsylvania in Plan Book No. 1 Page 76, situate
in the Township of Caln, County of Chester and
Commonwealth of Pennsylvania bounded and
described according to a new survey made by J.W.
Harry, Civil Engineer, dated 06/29/1945, as fol-
lows, to wit:

BEGINNING at an iron pin at the point
of intersection of the south curb line of Stirling
Street with the east curb line of 15th Avenue;
thence along the said south curb line of Stirling
Street, north 85 degrees 03 minutes 30 seconds
east, 67 feet to an iron pin at the northwest corner
of the Lot No. 212 on the Original Plan of
Megargee Heights; thence along said Lot no. 212

south 04 degrees 56 minutes 30 seconds east, 168 feet to an iron pin in the north line of Buttonwood Street (20 feet wide); thence along the said north line of Buttonwood Street south 85 degrees 03 minutes 30 seconds west, 67 feet to an iron pin at the point of intersection of the north line of Buttonwood Street with the east curb line of 15th Avenue; thence along the said east curb line of 15th Avenue north 04 degrees 56 minutes 30 seconds west, 168 feet to the place of beginning.

BEING the same premises which James P. DeForge by Deed dated May 31, 1996 and recorded June 7, 1996 in the County of Chester in Record Book 4042 Page 844 conveyed unto Nathaniel D. Anderson, Sr. and Gladys M. Anderson, husband and wife, in fee.

BEING Tax Parcel No. 39-3R-35

ASSESSMENT: \$103,330.00

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **NATHANIEL D. &**

GLADYS M. ANDERSON

SALE ADDRESS: 1500 Stirling Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-458-6703**

SALE NO. 12-2-103

Writ of Execution No. 09-06497

DEBT \$41,071.73

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances,

SITUATE in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Property made for J. Richard Vishneski, by Henry S. Conrey, Inc., Chester Valley Engineers, dated 3/1/1973 and last revised 4/22/1975, as follows, to wit:

BEGINNING at a point on the south side of Suzanne Drive, said point being the next 2 following courses and distances from a point of tangent on the southwest side of Hidden View Drive; (1) on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 28.61 feet to a point of tangent on the south side of said Suzanne Drive; and (2) south 73 degrees 44 minutes 23 seconds west 432 feet to a point, a corner of Lot No. 35, and place of beginning; thence from said point of beginning, and along Lot No. 35, south 17 degrees 45 minutes 20 seconds east, crossing through a 105 feet wide Philadelphia Electric Company right-of-way, 313.09 feet to a point, a corner of Lot No. 33; thence along the

same south 72 degrees 14 minutes 37 seconds west 251.03 feet to a point on the northeast side of Suzanne Drive; thence along the same, north 17 degrees 45 minutes 20 seconds west, 242.67 feet to a point of tangent inline of said right-of-way; thence on the arc of a circle curving to the right, having a radius of 75 feet, to a point of tangent on the south side of Suzanne Drive; thence along the same north 73 degrees 44 minutes 23 seconds east, 174.15 feet to the point and place of beginning.

BEING Lot No. 34 on said Plan.

BEING Tax Parcel No. 50-5-153.35.

PLAINTIFF: Benchmark Federal Credit Union

VS

DEFENDANT: **SHIVOAN SWAVE-**

LY

SALE ADDRESS: 1627 Suzanne Dr, West Chester, PA 19380

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-458-6703**

SALE NO. 12-2-104

Writ of Execution No. 10-04058

DEBT \$479,435.05

BY virtue of a Writ of Execution No. 10-04058

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1517 East Sedona Drive, Downingtown, PA 19335-4306

UPI No. 50-1-36.42

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$479,435.05

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **EDWIN SEGARRA and JANNETTE VASQUEZ**

SALE ADDRESS: 1517 East Sedona Drive, Downingtown, PA 19335

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

SALE NO. 12-2-105

Writ of Execution No. 11-08071

DEBT \$174,842.50

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

Plan for Alfred R. Verna and Alan R. Hanscom, made by Berger Hayes and Lake Raeder Hillard & Associates, dated December 9, 2003 and recorded as Plan File #17277 as follows, to wit:

BEGINNING at a point on the southerly side of the right-of-way line of Willow Street, a/k/a Walnut Street, a corner of lands now or late of Carl G. and Betty M. Barker, thence from said beginning point along the aforesaid right of way line, north 80 degrees, 20 minutes, 00 seconds east, 87.00 feet to a point, a corner of Lot No. 2; thence along the same, south 09 degrees, 40 minutes, 00 seconds east, 238.02 feet to a point in the bed of unimproved 20 feet wide alley unopened and not ordained; thence extending along the same, south 69 degrees, 12 minutes 00 seconds west, 78.19 feet to a point, a corner of lands now or late of the aforesaid Carl G. and Betty M. Barker; thence along the same, north 11 degrees, 59 minutes, 32 seconds west, 253.33 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the aforementioned Plan.

SUBJECT to an offer of dedication to Valley Township of a 5 feet wide strip of land extending along the south right-of-way line of Willow Street, a/k/a Walnut Street for a distance of 178.00 feet.

EXCEPTING therefrom and thereout that portion of the herein described premises lying within the bed of the unimproved and unopened 20 feet wide alley.

BEING Tax Parcel No. 38-2P-44.

TITLE is vested in Bryan Ellis, by Deed from Thomas George Ellis, dated 4/6/2007 and recorded 4/13/2007 in Record Book 7132, Page 2370.

PLAINTIFF: Springleaf Financial Services of PA Inc

VS

DEFENDANT: **BRYAN ELLIS**

SALE ADDRESS: 1120 Willow Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BEN-JAMIN ELI WITMER, 610-275-7990**

SALE NO. 12-2-106

Writ of Execution No. 10-10604

DEBT \$150,201.53

BY virtue of a Writ of Execution No. 10-10604

OWNER(S) of property situate in the Chester County, Pennsylvania, being 414 West 4th Avenue, A/K/A 414 4th Avenue, Parkesburg, PA 19365-1410

UPI No. 8-5-361, 8-5-364.1

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$150,201.53

PLAINTIFF: GMAC Morthgage LLC
VS

DEFENDANT: **DANIEL EVANS**

SALE ADDRESS: 414 West 4th Avenue, a/k/a 414 4th Avenue, Parkesburg, PA 19365

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

SALE NO. 12-2-107

Writ of Execution No. 10-05487

DEBT \$90,144.18

BY virtue of a Writ of Execution No. 10-05487

OWNER(S) of property situate in the Borough of Parkesburg, Chester County, Pennsylvania, being 503 West 1st Avenue, Parkesburg, PA 19365-1205

UPI No. 8-5-40

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$90,144.18

PLAINTIFF: Deutsche Bank National Trust Company
VS

DEFENDANT: **PAMELA & WILLIAM M. TATUM**

SALE ADDRESS: 503 West 1st Avenue, Parkesburg, PA 19365

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

SALE NO. 12-2-108

Writ of Execution No. 09-10094

DEBT \$323,462.62

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

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

UPI No. 19-4-38.12

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$323,462.62

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. 12-2-109
Writ of Execution No. 11-10922
DEBT \$12,000.00**

ALL THAT CERTAIN parcel of land, situate in Willistown Township, Chester County, Pennsylvania, being shown as Unit 124 on As-Built Plan, Units 116, 118, 120, 122, 124, 126 of Deerfield Knoll for Blair & Son, dated November 2, 1987 by Chester County Valley Engineers, Inc., Paoli, Pennsylvania, and being more fully described as follows:

BEGINNING at the northernmost corner thereof, said point of beginning being measured the four following courses and distances from the intersection of the centerlines of Hedgerow Lane and Shaker Lane; (1) along said centerline of Hedgerow Lane, north sixty three degrees, thirty five minutes, twenty eight seconds east, ninety five and twenty four one-hundredths feet to a point of curvature; (2) continuing along said centerline, along a curve concave to the southeast having a radius of three hundred fifty feet, an arc distance of fifty three and fifty two one-hundredths feet to the intersection of the centerline of an unnamed road providing access to Units 116, 118, 120, 122, 124 and 126; (3) along said access road centerline, along a curve concave to the north having a radius of two hundred feet, an arc distance of two hundred forty six and four one-hundredths feet and a chord which bears south seventy eight degrees, eighteen minutes, twenty two seconds east a distance of two hundred forty six and four one-hundredths feet and chord which bears south seventy eight degrees eighteen minutes, twenty two seconds east a distance of two hundred thirty and eighty two one-hundredths feet to a point; (4) south twenty three degrees thirty two minutes, fifty six seconds east, thirty one and one one-hundredths feet to a point of beginning; thence from the point of beginning, south twenty four degrees, thirty minutes, fifty two seconds east, twenty seven feet to a point; thence south sixty five degrees, twenty nine minutes, eight seconds west, twelve and thirty three one-hundredths feet to a point; thence north twenty four degrees, thirty

minutes, fifty two seconds west, two feet to a point; thence south sixty five degrees, twenty nine minutes, eight seconds west, thirteen and sixty seven one-hundredths feet to a point; thence north twenty four degrees, thirty minutes, fifty two seconds west, thirty eight feet to a point; thence north sixty five degrees, twenty nine minutes, eight seconds east, twenty five and sixty seven one-hundredths feet to a point; thence north twenty four degrees, thirty minutes, fifty two seconds west, nine feet to a point; thence north sixty five degrees, twenty nine minutes, eight seconds east, twenty five and sixty seven one-hundredths feet to a point; thence north twenty four degrees, thirty minutes, fifty two seconds west, nine feet to a point; thence north sixty five degrees, twenty nine minutes, eight seconds east, thirteen and fifty one-hundredths feet to the point of beginning.

BEING part of the same premises which J.T.J., Inc. (a Pa. Corp.) by indenture bearing date the 26th day of September AD, 1985 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on 4th day of October AD, 1985 in Deed Book No. 93 page 462 etc., granted and conveyed unto Deerfield Associates, Ltd. (a Pa. Corp.), in fee.

BEING the same premises which Deerfield Associates Ltd., a PA Corp., by indenture bearing the date of March 10, 1988, herewith and intend to be forthwith recorded, granted and conveyed unto Peggy A. Antonius, in fee.

TAX Parcel No.: 54-8-324

PLAINTIFF: Deerfield Knoll
Homeowners Association

VS

DEFENDANT: **PEGGY ANTONIUS (ESTATE OF)**

SALE ADDRESS: 124 Hedgerow Lane, West Chester, PA 19380

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

**SALE NO. 12-2-110
Writ of Execution No. 10-13749
DEBT \$204,161.64**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania, described in accordance with a map of property of Robert Bruce, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated April 25, 1962 and revised April 30, 1962 as follows, to wit:

BEGINNING at a point on the south-west side of Delancey Circle (fifty feet wide), measured along the said side thereof, the three fol-

lowing courses and distances form a point on the southeast side of Gregory Lane (fifty feet wide): (1) northeastwardly and southeastwardly on the arc of a circle curving to the right with a radius of fifty feet the arc distance of thirty seven and seventy one-hundredths feet; (2) south seventy two degrees, twenty eight minutes east, fifty one and thirty two one-hundredths feet; (3) southwestwardly on the arc of a circle curving to the right having a radius of two hundred thirty five feet, the arc distance of fifty one and thirteen one-hundredths feet; thence from said point of beginning along the southwest side of Delancey Circle, the two following courses and distances: (1) southwestwardly on the arc of a circle curving to the right with a radius of two hundred thirty five feet the arc distance of one hundred thirty one and twenty five one-hundredths feet to a point; (2) south twenty eight degrees east, twenty eight and ninety five one-hundredths feet to a corner of Lot No. 3 and the middle of said easement. South sixty two degrees west one hundred sixty feet to a point; thence north thirty nine degrees, seven minutes, thirty seconds west twenty three and thirty eight one hundredths feet to a point; thence south sixty five degrees, forty eight minutes west, twenty and seventy one hundredths feet to an iron pin; thence north thirty nine degrees, seven minutes, thirty seconds west, thirty two and forty eight one-hundredths feet to a corner of Lot No. 1; thence along Lot No. 1 north thirty degrees east, one hundred eighty three and sixty two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan

BEING UPI No. 43-10D-46.2

BEING the same premises which Kent I. Oroff and Fredrika S. Oroff, his wife by Deed dated June 28, 1982 and recorded in the Office for the Recording of Deeds in Chester County on June 30, 1982, granted and conveyed unto Thomas H. Bush and Rita F. Bush, his wife, in Deed Book C-60 Page 175, in fee.

BEING known as 518 Delancey Circle

PLAINTIFF: TD Bank NA (F/K/A)

VS

DEFENDANT: **THOMAS & RITA**

BUSH

SALE ADDRESS: 518 Delancey Circle, Devon, PA 19333

PLAINTIFF ATTORNEY: **EVERETT KIT SHEINTOCH, 484-318-7582**

SALE NO. 12-2-111

Writ of Execution No. 11-03349

DEBT \$229,368.56

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plan of property for Caribou Village made by Donald W. Doran, Inc. surveyor dated 4/17/1978 last revised 6/19/1978 and recorded in Chester County as Plan 1752 as follows, to wit:

BEGINNING at a point on the westerly side of West Phoenix Drive a corner of Lot 12 as shown on said Plan; thence extending along the westerly side of West Phoenix Drive on the arc of a circle curving to the left radius 225 feet an arc distance of 86.39 feet to a point of reverse curve still on the westerly side of West Phoenix Drive on the arc of a circle curving to the right radius 15 feet an arc distance of 23.56 feet to a point of tangent on the northerly side of Dianna Drive; thence along the northerly side of Dianna Drive north 44° 27' 20" west 45 feet to a point a corner of Lot 10; thence extending along Lot 10 north 45° 32' 40" east 100 feet to a point in line of Lot 13; thence partly along Lot 13 and along Lot 12, south 43° 55' 17" east 76.39 feet to the first mentioned point and place of beginning.

BEING Lot 11 as shown on said Plan.

BEING known as 110 West Phoenix Drive, Phoenixville, PA 19460

BEING the same premises which Stella Meccariello by Indenture dated June 30, 2006 and recorded July 25, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6906, Page 126 granted and conveyed unto Wendy R. Kelly, as sole owner.

PARCEL No. 15-18-1.5

IMPROVEMENTS: residential property.

PLAINTIFF: Vericrest Financial Inc (F/B/O) DBA Vericrest Opportunity REO 2009-PL1 LLC

VS

DEFENDANT: **WENDY R. KELLY**

SALE ADDRESS: 110 W. Phoenix Dr, Phoenixville, PA 19460

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

SALE NO. 12-2-112

Writ of Execution No. 09-05508

DEBT \$149,026.64

ALL THAT CERTAIN lot of land situate in London Britain Township, Chester County, Pennsylvania, bounded and described according to a survey made by Manley N. White, registered surveyor, dated April 8, 1952, as follows, to wit:

BEGINNING at a point in the middle of the Chambers Rock Road, said point being a corner now or late of Hans A. Seaburg and Ruth E. Seaburg, his wife, and being eastwardly 1270.32 feet from the intersection of the middle of the said Chambers Rock Road with the middle of the Newark-New London concrete road; thence along land of said Seaburg south 12 degrees 52 minutes east 300 feet and passing over an iron pipe set in the south edge of Chambers Rock Road, to an iron pipe; thence by land now or late of Samuel W. Pierson and Jessie A. Pierson, his wife, the following two (2) courses and distances, to wit: (1) north 87 degrees 42 minutes 30 seconds west 266.47 feet to an iron pipe; and (2) north 02 degrees 17 minutes 30 seconds east 286.71 feet to a point in the middle of the said Chambers Rock Road, and passing over an iron pipe set in the south edge of said road; thence along the middle of said road the following two (2) courses and distances, to wit: (1) south 87 degrees 42 minutes and 30 seconds east 172.11 feet to a point; and (2) north 82 degrees 15 minutes east 16.34 feet to the point and place of beginning.

CONTAINING 1 and 1/2 acres of land, be the same more or less.

TITLE to said premises is vested in Davis G. Durham, Jr. and Marie A. Durham, husband and wife, by deed from William E. Bland and Marilyn M. Bland, his wife, dated January 28, 1988 and recorded January 29, 1983 in Deed Book 104, Page 511 Instrument #004427.

PREMISES being known as: 506 Chambers Rock Road, Landenberg, Pennsylvania 19350.

TAX I.D. #: 73-6-23

PLAINTIFF: Citibank NA

VS

DEFENDANT: **DAVIS & MARIE**

DURHAM

SALE ADDRESS: 506 Chambers Rock Rd, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **EDWARD DAMIEN CONWAY, 215-790-1010**

SALE NO. 12-2-113

Writ of Execution No. 09-00187

DEBT \$174,128.78

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan for Robert M. & Wilma Jean Hopper by John D. Stapleton, III, registered land surveyor,

Coatesville, PA. dated June 18, 1990 revised December 18, 1990 and recorded as Plan No. 11408 as follows, to wit:

BEGINNING at a point on the southwesterly ultimate right-of-way of Baron's Hill Road (T-378) (50 feet wide) said point also marking a corner of land's now or late of Douglas F. Towner & Rebecca K. Towner; thence from said beginning point extending along the southwesterly ultimate right-of-way of Baron's Hill Road (T-378) the two following courses and distances: (1) south 53 degrees 00 minutes 00 seconds east 297.13 feet to a point; (2) south 62 degrees 00 minutes 00 seconds east 29.17 feet to a point; a corner of lands now or late of Peter James Leonard; thence extending along said lands of Leonard south 62 degrees 21 minutes 43 seconds west 311.76 feet to a point, a corner of aforesaid lands now or late of Towner; thence extending along said lands of Towner north 02 degrees 13 minutes 54 seconds east 337.39 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Richard A. Dusewicz by Deed from Alfred R. Hanscom dated July 28, 2004 and recorded August 3, 2004 in Deed Book 6238, Page 1590.

PREMISES being known as: 192 Barons Hill Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 29-3-16

PLAINTIFF: Citibank

VS

DEFENDANT: **RICHARD A.**

DUSEWICZ

SALE ADDRESS: 192 Barons Hill Road, Coatesville, PA 19320

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

SALE NO. 12-2-114

Writ of Execution No. 10-13064

DEBT \$167,930.68

PREMISES A: ALL THAT CERTAIN lot or tract of land with any improvements thereon erected, known as Lot No. 68 on a revised plan of lots of John Wesley Cook, situate in Caln Township, Chester County, Pennsylvania, bounded and described according to a survey made by J. W. Harry C. E., May 15 1950, as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale Guthrieville Public Road to Caln Meeting House, at the southwest corner of Lot 67 on said Plan, distant seven hundred eighty (780) feet measured westwardly along the middle of said first mentioned public road from an iron pin at its point of

intersection with said Thorndale-Guthrieville Public Road; thence along the middle of said road and leading to Caln Meeting House, south eighty-seven (87) degrees seven (7) minutes west. One hundred (100) feet to a corner of remaining land and John Cook, et ux; thence leaving said road and along said land passing over an iron pipe set on line seventeen and seventy-five one-hundredths (17.75) feet from the last mentioned point, north two (2) degrees fifty-three (53) minutes west, one hundred sixty (160) feet to an iron pipe marker, a corner of the remaining land of John Cook et ux; thence still along the same, north eighty-seven degrees seven (7) minutes east, one hundred (100) feet to an iron pipe market set on line seventeen and seventy-five one-hundredths (17.75) feet from the next mentioned point, south two (2) degrees fifty-three (53) minutes east, one hundred sixty (160) feet to the place of beginning.

PREMISES B: ALL THAT CERTAIN lot or tract of land situate in Caln Township, Chester County, Pennsylvania. Being in the rear of Lot No. 68 on a revised Plan of Lots of John Wesley Cook and wife, bounded and described as follows:

BEGINNING at the rear corner of Lot No 68 owned N/A by Lloyd R. Byerly and the rear corner of Lot No. 69 N/F owned by Josiah D. Ashenfelder and wife; thence along the remaining land of the said John Wesley Cook and Grace R. Cook, his wife, north two (2) degrees fifty-three (53) minutes west, one hundred sixty (160) feet to a point in line of said remaining land of the said Cooks; thence along said land, north eighty-seven (87) degrees seven (7) minutes east, one hundred (100) feet to the place of beginning.

PARCEL no.: 39-4D-14

BEING known as: 3703 Humpton Road, Downingtown A/K/A Downingtown, PA 19335

BEING the same premises which PMC Specialty Mortgage, LLC F/K/A WM Specialty Mortgage, LLC by Keystone Asset Management, Inc. its attorney in fact by a power of attorney to be recorded simultaneously herewith, by Deed dated May 5, 2009 and recorded May 28, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7677, Page 895, granted and conveyed unto Howard Ford.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: HOWARD A. FORD

SALE ADDRESS: 3703 Humpton Rd, Downingtown, PA 19335

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

SALE NO. 12-2-115

Writ of Execution No. 11-05289

DEBT \$189,529.94

ALL THAT CERTAIN condominium unit designated as No. 1506 in Raintree, a Condominium, located at King and Sugartown Roads, situate in the Borough of Malvern, County of Chester and State of Pennsylvania, as said unit is designated in the following all recorded in the office for the Recording of Deeds in and for Chester County, the Declaration of Condominium dated 5/18/1979 and recorded in Misc. Deed Book 442 Page 131 the Code of Regulations dated 5/18/1979 and recorded in Misc. Deed Book 442 Page 105 and the Declaration Plan recorded 5/18/1979 in Plan File 2338.

TOGETHER with all right, title and interest being .780% of, in and to the common elements as fully set forth in the Declaration of Condominium and as shown and indicated in the Declaration Plans.

COUNTY Parcel No. 2-6-301

TITLE to said premises is vested in Carrie Ann Damiano by Deed from Lynne P. Feimster, by her attorney-in-fact, Richard P. Feimster by Power of Attorney dated May 9, 2006 dated June 27, 2007 and recorded July 2, 2007 in Deed Book 7200, Page 372, Instrument #10767243.

PREMISES being known as: 1506 Raintree Lane, Malvern, Pennsylvania 19355.

TAX I.D. #: 02-66-0301

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: CARRIE ANN

DAMIANO

SALE ADDRESS: 1506 Raintree Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: ANDREW LEE MARKOWITZ, 215-790-1010

SALE NO. 12-2-116

Writ of Execution No. 10-14719

DEBT \$607,337.24

BY virtue of a Writ of Execution No. 2010-14719-RC

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 519 Merlin Road, Phoenixville, PA 19460-2119

UPI No. 26-4-77.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$607,337.24
 PLAINTIFF: HSBC Bank USA

National Association

VS

DEFENDANT: **ANDREW P. LELI-**

TO

SALE ADDRESS: 519 Merlin Road,
 Phoenixville, PA 19460

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

SALE NO. 12-2-117

Writ of Execution No. 10-13648

DEBT \$191,559.00

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of The Martin Tract, by Rouse/Chamberlin, Inc., made by Chester Valley Engineers, Inc., Paoli, PA, dated 07/06/1987, last revised 6/15/1988 and filed in Chester County as Plan No. 9605, as follows, to wit:

BEGINNING at a point on the west side of Laurel Moors Drive, said point being a corner of Lot No. 147 as shown on said Plan; thence extending from said point of beginning along the west side of Laurel Moors Drive the two (2) following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 375 feet, the arc distance of 46 feet to a point of compound curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 36.57 feet to a point, a corner of Lot No. 145; thence extending along the same, north 62 degrees 43 minutes 08 seconds west, 120 feet to a point in line of land of Open Space; thence extending along the same, north 35 degrees 01 minutes 06 seconds east, 112.95 feet to a point, a corner of Lot No. 147 aforesaid; thence extending along the same, south 48 degrees 04 minutes 15 seconds east, 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 146 as shown on said Plan. Containing 11,478 square feet of land more or less.

TITLE to said premises is vested in Nancy Boudrie and Mark E. Boudrie, husband and wife, by Deed from Mark E. Boudrie, dated September 20, 1996 and recorded October 7, 1996 in Deed Book 4092, Page 1988.

PREMISES being known as: 325 Laurel Moors Drive, Exton, Pennsylvania 19341.

TAX I.D. #: 33-4K-257

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **NANCY & MARK**

BOUDRIE

SALE ADDRESS: 325 Laurel Moors
 Drive, Exton, PA 19341

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

SALE NO. 12-2-118

Writ of Execution No. 10-13032

DEBT \$172,861.11

BY virtue of a Writ of Execution No.
 10-13032

OWNER(S) of property situate in the
 Township of South Coventry, Chester County,
 Pennsylvania, being 2740 Coventryville Road,
 Pottstown, PA 19465-8513

UPI No. 20-2-107.1

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$172,861.11

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JAMES & IRENE**

SHEPHERD

SALE ADDRESS: 2740 Coventry
 Road, Pottstown, PA 19465

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

SALE NO. 12-2-119

Writ of Execution No. 11-06832

DEBT \$149,092.93

BY virtue of a Writ of Execution No.
 11-06832

OWNER(S) of property situate in the
 Chester County, Pennsylvania, being 5 Old Forge
 Road, Nottingham, PA 19362-9738

UPI No. 68-02-0075

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$149,092.93

PLAINTIFF: Nationstar Mortgage
 LLC

VS

DEFENDANT: **CARRIE STARK**

SALE ADDRESS: 5 Old Forge Road,
 Nottingham, PA 19362

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

SALE NO. 12-2-120

Writ of Execution No. 10-10024

DEBT \$300,259.91

BY virtue of a Writ of Execution No.
10-10024

OWNER(S) of property situate in the
Township of East Goshen, Chester County,
Pennsylvania, being 1010 Taylor Avenue, West
Chester, PA 19380-6036

UPI No. 53-02-0086.0100

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$300,259.91

PLAINTIFF: US Bank National
Association
VS

DEFENDANT: **ANDREW J.
MacDOWELL (a/k/a)**

SALE ADDRESS: 1010 Taylor Ave,
West Chester, PA 19380

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

SALE NO. 12-2-121

Writ of Execution No. 08-09805

DEBT \$242,569.74

BY virtue of a Writ of Execution No.
08-09805

OWNER(S) of property situate in the
Borough of Malvern, Chester County,
Pennsylvania, being 107 Mountain Laurel Lane,
Malvern, PA 19355-2554

UPI No. 02-04-0005.01D0

IMPROVEMENTS thereon: residential
dwelling

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MARGARET &
SEAN LYNCH**

SALE ADDRESS: 107 Mountain
Laurel Lane, Malvern, PA 19355

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

SALE NO. 12-2-122

Writ of Execution No. 09-12280

DEBT \$281,341.13

BY virtue of a Writ of Execution No.
09-12280

OWNER(S) of property situate in the
Township of East Nottingham Township, Chester
County, Pennsylvania, being 116 Quail Drive,,
Lincoln University, PA 19352-1725

UPI No. 69-3-149

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$281,341.13

PLAINTIFF: US Bank National Assoc
VS

DEFENDANT: **JAMES & CHRIS-
TINE BIVENS**

SALE ADDRESS: 116 Quail Drive,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **FRANCIS
S. HALLINAN, 215-563-7000**

SALE NO. 12-2-123

Writ of Execution No. 11-06401

DEBT \$111,905.93

BY virtue of a Writ of Execution No.
11-06401

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 370 Mary Street,
Downingtown, PA 19335-2518

UPI No. 11-7-30.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$111,905.93

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PHILIP KLINE**

SALE ADDRESS: 370 Mary Street,
Downingtown, PA 19335

PLAINTIFF ATTORNEY:
**LAWRENCE THOMAS PHELAN, 215-563-
7000**

SALE NO. 12-2-124

Writ of Execution No. 07-03250

DEBT \$655,701.63

BY virtue of a Writ of Execution No.
07-03250

OWNER(S) of property situate in the
Township of Upper Uwchlan, Chester County,
Pennsylvania, being 421 Byers Road, Chester
Springs, PA 19425

UPI No. 32-04-0033.020

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$655,701.63

PLAINTIFF: U S Bank National
Association (Trustee)

VS

DEFENDANT: **PHILLIP & LINDA
SILVERSTONE**

SALE ADDRESS: 421 Byers Rd,
Chester Springs, PA 19425

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

SALE NO. 12-2-125
Writ of Execution No. 08-12476
DEBT \$135,804.12

BY virtue of a Writ of Execution No.
08-12476

OWNER(S) of property situate in the
Borough of Parkesburg, Chester County,
Pennsylvania, being 128 Main Street, Parkesburg,
PA 19365-1128

UPI No. 8-4-67.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$135,804.12

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **THE ESTATE OF**
JANE ANNE DONIA

SALE ADDRESS: 128 Main Street,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MELISSA**
J. CANTWELL, 215-563-7000

SALE NO. 12-2-126
Writ of Execution No. 11-06702
DEBT \$378,633.94

BY virtue of a Writ of Execution No.
2011-06702

OWNER(S) of property situate in the
Township of West Goshen, Chester County,
Pennsylvania, being 358 Galway Drive, West
Chester, PA 19380

UPI No. 52-01P-0276

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$378,633.94

PLAINTIFF: The Bank of New York
Mellon Trust Company

VS

DEFENDANT: **MARY BETH &**
GREGORY DIAMOND

SALE ADDRESS: 358 Galway Drive,
West Chester, PA 19380

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

SALE NO. 12-2-127
Writ of Execution No. 11-04422
DEBT \$326,345.24

BY virtue of a Writ of Execution No.
2011-04422-RC

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

Pennsylvania, being 1113 Margaret Drive,
Coatesville, PA 19320-4722

UPI No. 50-4-31.2

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$326,345.24

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **MICHAEL & MAR-**
LENE PATRONE

SALE ADDRESS: 1113 Margaret
Drive, Coatesville, PA 19320

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

SALE NO. 12-2-128
Writ of Execution No. 11-06000
DEBT \$136,579.19

BY virtue of a Writ of Execution No.
11-06000

OWNER(S) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 424 City Line Avenue,
Phoenixville, PA 19460-4313

UPI No. 15-17-136

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$136,579.19

PLAINTIFF: SIWELL INC

VS

DEFENDANT: **DENNIS E. BECK-**
ER

SALE ADDRESS: 424 City Line Ave,
Phoenixville, PA 19460

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

SALE NO. 12-2-129
Writ of Execution No. 08-00223
DEBT \$196,080.96

BY virtue of a Writ of Execution No.
08-00223

OWNER(S) of property situate in the
Township of East Pikeland, Chester County,
Pennsylvania, being 303 Black Walnut Drive,
Phoenixville, PA 19460

UPI No. 26-2-415

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$196,080.96

PLAINTIFF: Unknown Requestor
AKA Americas Serviceing Company

VS

DEFENDANT: **ZIAD & HELEN**

HARBOUCHI

SALE ADDRESS: 303 Black Walnut Drive, Phoenixville, PA 19460

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

SALE NO. 12-2-130

Writ of Execution No. 07-06561

DEBT \$221,902.28

BY virtue of a Writ of Execution No. 07-06561

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 4106 Franklin Court, Chester Springs, PA 19425-8753

UPI No. 33-2-427.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$221,902.28

PLAINTIFF: U.S. Bank National Association as Trustee for RAMP 2005EFC7.

VS

DEFENDANT: **GUSTAVO D. & SUSAN LISCHUK**

SALE ADDRESS: 4106 Franklin Ct, Chester Springs, PA 19425

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

SALE NO. 12-2-131

Writ of Execution No. 09-05872

DEBT \$613,649.98

BY virtue of a Writ of Execution No. 09-05872

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1469 West Stonington Drive, the Reserve at Chestnut Ridge, Downingtown, PA 19335-6503

UPI No. 50-4-123

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$613,649.98

PLAINTIFF: **AURORA LOAN SERVICES**

VS

DEFENDANT: **MOUSSA TOUKOU**
SALE ADDRESS: 1469 W. Stonington Dr, Downingtown, PA 19335

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

SALE NO. 12-2-134

Writ of Execution No. 08-08513

DEBT \$1,199.65

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

TAX Parcel No. 39-3L-27

PROPERTY address: 6-12 Foundry Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority

VS

DEFENDANT: **ATL ASSOCIATES and STEPHANIE JACKS**

SALE ADDRESS: 6-12 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. DILENNO, 215-358-5100**

SALE NO. 12-2-136

Writ of Execution No. 09-13957

DEBT \$228,226.58

BY virtue of a Writ of Execution No. 09-13957

OWNER(S) of property situate in the Township of Franklin Township, Chester County, Pennsylvania, being 6 Hill Crest Drive, Landenberg, PA 19350-9505

UPI No. 72-2-15.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$228,226.58

PLAINTIFF: **Aurora Loan Services LLC**

VS

DEFENDANT: **CHRISTOPHER M. SHIPKOWSKI**

SALE ADDRESS: 6 Hill Crest Drive, Landenberg, PA 19350

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

SALE NO. 12-2-138

Writ of Execution No. 10-12064

DEBT \$307,006.75

BY virtue of a Writ of Execution No. 10-12064

OWNER(S) of property situate in the Township of East Nottingham, City of Oxford, Chester County, Pennsylvania, being 585 Little Elk Creek Road, Oxford, PA 19363-4306

UPI No. 69-7-25.18

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$307,006.75

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **RICHARD J. & STACEY A. WILSON**

SALE ADDRESS: 585 Little Creek

Elk Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHEETAL**

RAMESH SHAH-JANI, 215-563-7000

SALE NO. 12-2-139

Writ of Execution No. 10-05172

DEBT \$178,034.71

ALL THAT CERTAIN lot or piece of ground, situate in the Township of New Garden, Chester County, Commonwealth of Pennsylvania, bounded and described to a final subdivision plan for Shing Wen and Gladys Mao, made by Register Associates, Inc. dated 4/27/1989 and last revised 12/12/1989 and recorded 1/17/1990 as Plan #9978 as follows, to wit:

BEGINNING at a point on the southern side of public road T-333 known as Starr Road, a point the northeast corner of Lot A and the northwest corner of the about to be described lot; thence extending along Starr Road T-333, south 89 degrees 58 minutes 44 seconds east crossing over a driveway 207.09 feet to a point, corner of Lot D on said Plan, thence extending along Lot D and partially along Lot E, south 00 degrees 25 minutes 00 seconds east, 263.52 feet to a point, a corner of Lot F; thence along Lot F, north 89 degrees 58 minutes 44 seconds west, 209.10 feet to a point in line of lands known as Lot A; thence along Lot A, north 00 degrees 01 minutes 16 seconds west, 263.51 feet to the first mentioned point and place of beginning.

BEING Lot C.

PARCEL # 60-05-0004.060

PROPERTY address: 144 Starr Road, Landenberg, PA 19350

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **WILLIAM & KEBBI WILLIAMS**

SALE ADDRESS: 144 Starr Road,

Landenberg, PA 19350

PLAINTIFF ATTORNEY: **MICHAEL**

TIMOTHY McKEEVER, 866-413-2311

SALE NO. 12-2-141

Writ of Execution No. 09-01583

DEBT \$187,074.28

BY virtue of a Writ of Execution No. 09-01583

OWNER(S) of property situate in West Vincent Township, Chester County, Pennsylvania, being 6 Springwood Ln, A/K/A 9 Horseshoe Trail, Chester Springs, PA 19425-2904

UPI No. 25-3-19.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$187,074.28

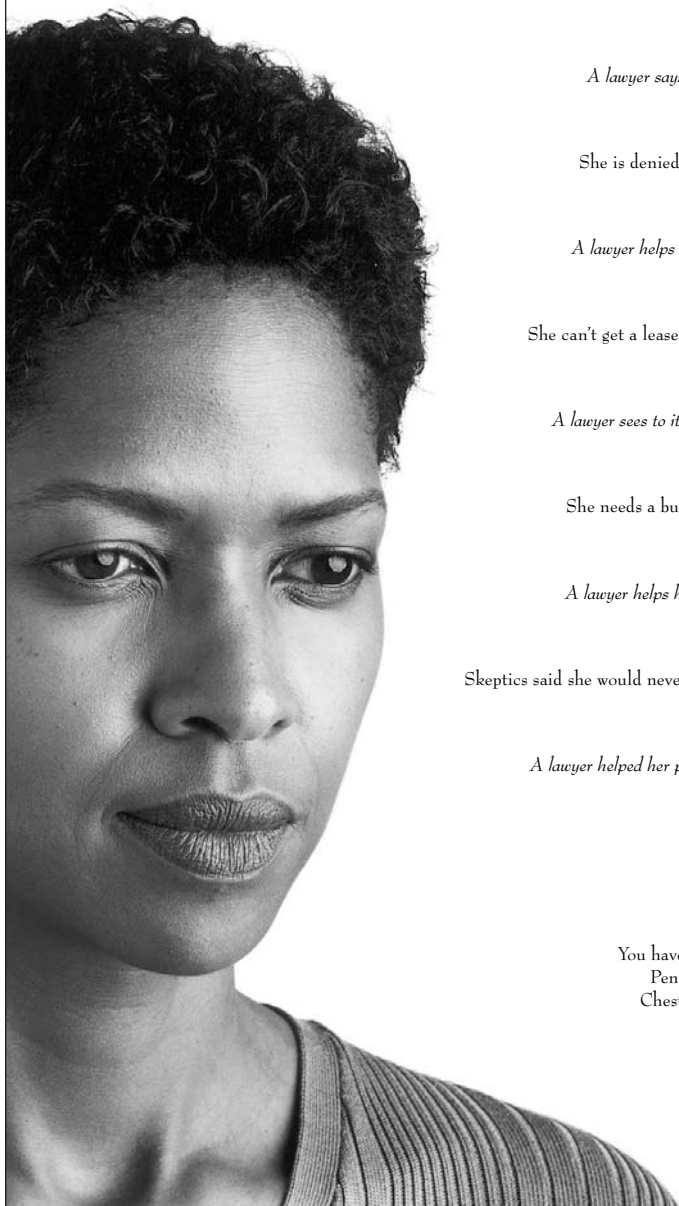
PLAINTIFF: Countrywide Home Loans

VS

DEFENDANT: **DANIEL G. BEEBE**

SALE ADDRESS: 6 Springwood Lane AKA 9 Horseshoe Trail, Chester Springs, PA 19425

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



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A lawyer says she will.

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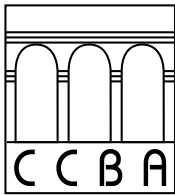
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