



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

**(USPS 102-900)**

*The Official Legal Publication for Chester County*

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Vol. 59

WEST CHESTER, PENNSYLVANIA, DECEMBER 29, 2011

No. 52

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# Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,  
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the  
Publication of Legal Notices*

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**Philipanics vs. GGNSC Holdings, LLC**

Preliminary objections – Negligence *per se* – Separate count

1. Pursuant to Pa.R.C.P. No. 1020 (a), each cause of action shall be stated in a separate count.
2. Under certain circumstances, proof of violation of a statute is sufficient, without more, to prove negligence. A finding of negligence *per se* may be found from the violation of a statute if the statute at issue is so specific as to leave little question that a person found in violation of the statute deviated from a reasonable standard of care.
3. Proof of violation of a statute is merely a method of proving negligence, not a separate cause of action.
4. The Court Held Count II simply duplicated Count I and, accordingly, sustained the preliminary objections to the Complaint in part.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 11-05060; Viola Philipanics vs. GGNSC Holdings, LLC, et al

William P. Murray for Plaintiff  
Jacqueline M. Carolan for Defendants  
Shenkin, J., October 28, 2011:-

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[59 Ches. Co. Rep. **Philipanics vs. GGNSC Holdings, LLC**]

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VIOLA PHILIPANICS, : IN THE COURT OF COMMON PLEAS  
Plaintiffs : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 11-05060

GGNSC HOLDINGS, LLC, et al., :  
Defendants : CIVIL ACTION

William P. Murray, III, Esquire, Attorney for Plaintiff  
Jacqueline M. Carolan, Esquire, Attorney for Defendants

### **ORDER**

AND NOW, this 28th day of October, 2011, upon consideration of defendants' preliminary objections to plaintiff's complaint and plaintiff's response thereto, it is hereby ORDERED that the preliminary objections are SUSTAINED in part. Count II of the complaint is hereby STRICKEN.<sup>1</sup> Otherwise, the preliminary objections are OVERRULED. Pursuant to Pa.R.C.P. No. 1028(d), defendants shall have the right to plead over to the remaining counts of the complaint within twenty (20) days from the date of this order.

BY THE COURT:

/s/ Hon. Robert J. Shenkin

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<sup>1</sup>Pursuant to Pa.R.C.P. No. 1020 (a), "each cause of action ... shall be stated in a separate count." Under certain circumstances, proof of violation of a statute is sufficient, without more, to prove negligence. See, e.g., *Shamnoski v. PG Energy, Div. of Southern Union Co.*, 579 Pa. 652, 858 A.2d 589 (2004) (A finding of negligence *per se* may be found from the violation of a statute if the statute at issue is so specific as to leave little question that a person found in violation of the statute deviated from a reasonable standard of care.) However, proof of violation of such statute is merely a method of proving negligence, not a separate cause of action. Therefore, Count II simply duplicates Count I. Whether or not 18 Pa.C.S.A. §2713 is a statute a violation of which is negligence *per se* is not before us at this time and we herein offer no opinion on that issue.

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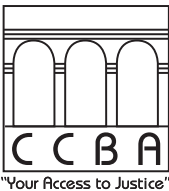


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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 11-11799**

NOTICE IS HEREBY GIVEN that the name change petition of Christopher Charles Young was filed in the above-named court and will be heard on January 30, 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: October 27, 2011

Name to be changed from: Christopher Charles Young to: Christopher Charles Kramaric

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

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2011-13601**

NOTICE IS HEREBY GIVEN that the name change petition of Alberto Ortiz a/k/a Roberto Ortiz Maldonado was filed in the above-named court and will be heard on March 12, 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 14, 2011

Name to be changed from: Roberto Ortiz Maldonado to: Alberto Ortiz Maldonado

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

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**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for IFM PROVER USA, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988.

LENTZ CANTOR & MASSEY, LTD., Solicitors  
460 East King Road  
Malvern, PA 19355

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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 for CAMELOT INVESTMENT ADVISERS LTD., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

GARY M. GARDNER, Solicitor  
98 Norristown Road  
Blue Bell, PA 19422

---

**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for KISTLER-TIFFANY TRAINING, INC., a business statutory close corporation organized under the Pennsylvania Business Corporation Law of 1988.

LENTZ CANTOR & MASSEY, LTD., Solicitors  
460 East King Road  
Malvern, PA 19355

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**GENERAL NOTICE OF  
CORPORATION DISSOLUTION**

Please be advised that the Dirdal Financial Corporation, doing business at 1154 Kingsway Rd #3, West Chester, PA 19382 will be dissolved by shareholders and director as of 12/31/2011.

All debts owed to the Dirdal Financial Corporation, and all claims against the Dirdal Financial Corporation, will be received by Hans Dirdal, at the business address set forth above.  
Dated: 12.12.2011

**ESTATE NOTICES**

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

**1st Publication**

**BAILEY**, Rose Ann, late of Schuylkill Township. Denis M. Bailey, care of THOMAS J. BURKE, JR., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003, Executor. THOMAS J. BURKE, JR., Esquire, Haws & Burke, 15 Rittenhouse Place, Ardmore, PA 19003, atty.

**BERNARD**, Louis M., late of Kennett Township. Franklin M. Bernard, Jr., care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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**BOWMAN**, Gertrude, a/k/a Gertrude O Bowman, late of Oxford Borough. David L. Bowman, 15 Snyder Lane, Aston, PA 19014, Executor.

**CHANDLER**, William P., Sr., late of Kennett Township. Carol Ann Chandler, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

**CONNOR**, Mary C., late of Penn Township. Michelle E. Connor, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Administratrix, C.T.A. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**GIULIANO**, Domenico V., late of East Goshen Township. Peter W. Giuliano and Ethel M. Desmarais, care of JOHN T. DOOLEY, Esquire, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446, Executors. JOHN T. DOOLEY, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446, atty.

**GONDER**, Dawn B., late of East Vincent Township. Randy Boldosser, 11173 Rich Meadow Drive, Great Falls, VA 22066-1416, Executor. LEE F. MAUGER, Esquire, Mauger & Meter, 240 King Street, P.O. Box 698, Pottstown, PA 19464, atty.

**HARVEY**, Charles W., Jr., late of Easttown Township. Gwendolyn F. Harvey and David Harvey, care of MICHAEL G. DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, Executors. MICHAEL G. DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, atty.

**HIBBS**, Scott W., late of Tredyffrin Township. Nicole Morett, care of GEORGE M. RITER, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, Executrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, atty.

**JOHNSON**, Joan Brinton, late of West Chester. Karin J. Crooks, 132 Zaccheus Mead Lane, Greenwich, CT 06831-3750 and Susan A. MacDonnell, 1001 Hickory Hill Road, Chadds Ford, PA 19317-9317, Executrices. DANIEL P. Mannix, V, Esquire, Butler, Griffen & Mannix, 18 W. Market Street, West Chester, PA 19382, atty.

**KACHNYCZ**, Andrew L., late of Borough of West Chester. National Penn Investors Inc., care of GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. GEORGE G. HEINEY, II, Esquire, P.O. Box 80, Oxford, PA 19363, atty.

**KOEPKE**, Shirley N., late of East Goshen Township. Kimberly Koepke Glavin, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Havery, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**PRINCE**, Eleanor C., late of East Marlboro Township. Susann Prince and William Prince, care of MARY ELIZABETH DEVINE, Esquire, 5248 Township Line Road, P.O. Box 324, Drexel Hill, PA 19026, Executors. MARY ELIZABETH DEVINE, Esquire, Devine Law Associates, P.C., 5248 Township Line Road, P.O. Box 324, Drexel Hill, PA 19026, atty.

**RALPH**, Ester R., late of West Chester. David Ralph, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

**RIGHTER**, Edward A., a/k/a Edward Righter, late of Honey Brook Township. Margaret Mary Reher, 81 Conestoga Road, Malvern, PA 19355, Executrix. ROBERT B. SHOEMAKER, JR., Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

**SCOTT**, Margaret T., late of East Goshen Township. Bernard M. Scott, Jr., care of ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, Executor.

**SNYDER**, John L., late of East Coventry Township. Susanne L. Loal, 2132 Kirtland Place, Hudson, OH 44236, Executrix. **THOMAS L. HOFFMAN**, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**TOMASSO**, Daniel, a/k/a Daniel DiTomasso and Donato DiTomasso, late of Westtown Township. Gloria J. DiTomasso, 26 Edinboro Circle, Chalfont, PA 18914 and Daniel DiTomasso, 114 Lincoln Street, Norwood, MA 02062, Executors. **DANTE W. RENZULLI, JR.**, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

**TREGO**, Donna C., late of Honey Brook Township. Christian B. Oberholser, 218 Ash Road, Coatesville, PA 19320, Executor. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

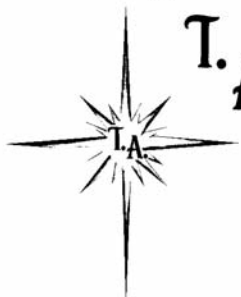
**WALKER**, Samuel E., a/k/a Samuel Elwood Walker, late of Birmingham Township. Chester Lee Berkey, care of **ANTHONY MORRIS**, 118 West Market Street, Suite 300, West Chester, PA 19382, Executor. **ANTHONY MORRIS**, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, West Chester, PA 19382-2928, atty.

## 2nd Publication

**ALBERICI**, Donna Jean, late of Exton. Kathryn Ann Petersen, care of D. SELAINE KEATON, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, Executrix. D. SELAINE KEATON, Esquire, Halligan & Keaton, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, atty.

**BURHANS**, Harry T., late of Charlestown Township. John Martin, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

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**FAIRWEATHER**, Ralph T., Jr., late of Caln Township. Kathryn M. Fairweather, care of **ROBERT S. SUPPLEE**, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. **ROBERT S. SUPPLEE**, Esquire, Robert S. Supplee P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**FRIDAY**, Kenneth Allan, a/k/a Keith Friday, late of Parkesburg. Carrie N. Eastwick, 31 Morgan Spring Drive, Morgantown, PA 19543, Administratrix. **PATRICIA T. BRENNAN**, Esquire, 31 Turner Lane, West Chester, PA 19380, atty.

**HAHN**, Ronald L., a/k/a Ronald Lamp Hahn, late of Tredyffrin Township. Stephen M. Hahn and Leslie H. Kubera, care of **JOHN G. SHEA**, Esquire, PO Box 128, Bryn Mawr, PA 19010, Executors. **JOHN G. SHEA**, Esquire, Shea and Shea, LLP, PO Box 128, Bryn Mawr, PA 19010, atty.

**IZZO**, Rose B., late of West Chester/ East Goshen Township. Edward A. Izzo, 5 Nottingham Drive, Nashua, NJ 03062, Executor.

**MILLER**, Robert D., late of Borough of West Grove. Steven G. Miller, care of **J. ADAM MATLAWSKI**, Esquire, 1223 N. Providence Road, Media, PA 19063, Executor. **J. ADAM MATLAWSKI**, Esquire, McNichol, Byrne, Matlawski & Maddren, P.C., 1223 N. Providence Road, Media, PA 19063, atty.

**MONTGOMERY**, Kathleen, late of Honey Brook Township. Raymond H. Montgomery and Sentrilla F. Montgomery, care of **THOMAS J. BURKE, JR.**, Esquire, 15 Rittenhouse Place, Ardmore, PA 19003, Executors. **THOMAS J. BURKE, JR.**, Esquire, Haws & Burke, 15 Rittenhouse Place, Ardmore, PA 19003, atty.

**NASH**, Stanley E., late of East Goshen Township. Kent S. Nash, 7 Saddlewood Court, Jersey City, NJ 07302, Executor. **JAY PRESSMAN**, Esquire, 928 Linda Vista Drive, West Chester, PA 19380, atty.

**PYLE**, Joseph L., a/k/a Joseph Lybrand Pyle, late of Tredyffrin Township. Jane K. Pyle and Joseph L. Pyle, III, care of **JOHN F. MEIGS**, Esquire, 1500 Market Street, 38th Floor, Centre Square West, Philadelphia, PA 19102, Executors. **JOHN F. MEIGS**, Esquire, Saul Ewing LLP, 1500 Market Street, 38th Floor, Centre Square West, Philadelphia, PA 19102, atty.

**STAPLER**, Dorothy, late of Pennsbury Township. Susan S. Kelemen, 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.

**SWAMER**, Hope C., late of Penn Township. Maryann Russ, 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.

**WHITMAN**, Matthew Herrick, late of Willistown Township. Mary Whitman, care of **RICHARD L. HUGHEY**, Esquire, 117 N. Monroe Street, P.O. Box 87, Media, PA 19063, Executrix. **RICHARD L. HUGHEY**, Esquire, 117 N. Monroe Street, P.O. Box 87, Media, PA 19063, atty.

### 3rd Publication

**ANSBACH**, Samuel P., Sr., a/k/a Samuel Ansbach, late of Caln Township. Verna K. Seace and Maxine M. Ansbach, care of **KATHLEEN A. FARRELL**, Esquire, 216 South Orange Street, Media, PA 19063, Executrices. **KATHLEEN A. FARRELL**, Esquire, 216 South Orange Street, Media, PA 19063, atty.

**BALDHOSKY**, Alexander S., late of City of Coatesville. Joseph J. Kishel, 348 Smith Street, Dunmore, PA 18510, Administrator. **C.T.A. ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**BANDEL**, Estella, late of East Bradford Township. **KEVIN HOLLERAN**, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. **KEVIN HOLLERAN**, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**BANNAN**, Gerald T., late of West Chester. James P. Bannan, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**BUCCIARELLI**, Anthony J., late of Easttown Township. Dennis A. Bucciarelli, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

**CLINE**, Frank E., Jr., late of East Goshen Township. Wayne A. Cline and Jacqueline C. Long, care of ANN E. GREEN, Esquire, 315 Maple Avenue, Swarthmore, PA 19081, Executors. ANN E. GREEN, Esquire, 315 Maple Avenue, Swarthmore, PA 19081, atty.

**CROSSAN**, Harvey J., late of Penn Township. Theresa Crossan, 1444 Garden Station Road, Avondale, PA 19311, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

**DI FELICE**, John A., late of East Goshen Township. John A. Di Felice, Jr., care of NEIL D. AUSTIN, Esquire, 45 Sturbridge Lane, West Chester, PA 19380, Executor. NEIL D. AUSTIN, Esquire, 45 Sturbridge Lane, West Chester, PA 19380, atty.

**DONNELLY**, John P., late of West Whiteland Township. Mark R. Donnelly, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**GORDON**, Richard E., Sr., late of West Pikeland Township. Richard E. Gordon, Jr. and Theodore M. Gordon, care of JANET M. COLLITON, Esquire, 790 E. Market Street, Suite 250, West Chester, PA 19382-4806, Administrators. JANET M. COLLITON, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, Suite 250, West Chester, PA 19382-4806, atty.

**LAUTERWALD**, Launa C., late of Kimberton, East Pikeland Township. Martin J. Lauterwald, P.O. Box 487, Kimberton, PA 19442, Administrator.

**MALKOVSKY**, Robert L., Sr., late of East Goshen Township. Christina M. Hall, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**MC KENZIE**, Robert J., late of Uwchlan Township. Brooke M. Guthrie, care of MILTON D. ABOWITZ, Esquire, 42 S. 15th Street, Suite 1212, Philadelphia, PA 19102, Administratrix. CTA. MILTON D. ABOWITZ, Esquire, 42 S. 15th Street, Suite 1212, Philadelphia, PA 19102, atty.

**MCCLURE**, Edward J., late of East Brandywine Township. Elizabeth M. Cetroni, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**MCMICHAEL**, Harrison, late of Easttown Township. Suzanne McMichael, care of GUY F. MATTHEWS, Esquire, 344 West Front Street, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloan, Matthews & Auslander, P.C., 344 West Front Street, Media, PA 19063, atty.

**MORGAN**, Theodore J., late of Borough of Phoenixville. Margaret M. Niemczuk, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, Executrix. STEPHEN I. BAER, Esquire, Baer Romain, LLP, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

**PAINTER**, Nancy J., late of Kennett Township. Bradford L. Painter, 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.

**SCHMIDT**, Carol J., late of Malvern. Linda Schmidt, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**SMEDLEY**, Henry C., a/k/a Hank Smedley a/k/a Henry Clayton Smedley, late of New Garden Township. Virginia S. Smedley, care of MICHAEL J. LYONS, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, Executrix. MICHAEL J. LYONS, Esquire, Lyons, Dougherty, LLC, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

**SMITH**, Parvin W., late of Borough of Parkesburg. Lorraine Smith, 7 Hessian Court, Downingtown, PA 19335, Administratrix. DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, atty.

**STREET**, Howard Henry, a/k/a Howard H. Street, III, late of Penn Township. Marilyn M. Street, care of JOSEPH A. BELLINGHERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**THOMAS**, Richard C., late of Borough of Honey Brook. Robert Thomas, 1900 JFK Boulevard, Apt. 1221, Philadelphia, PA 19103-1428 and Mark N. Dilts, Esquire, 540 Pennsylvania Avenue, Suite 318, Fort Washington, PA 19034, Executors. GARY W. CALVIN, Esquire, Dilts, Macary & Calvin, 540 Pennsylvania Avenue, Suite 318, Fort Washington, PA 19034, atty.

**WILCUTTS**, Helen D., late of Borough of West Chester. Beverly W. Chism and James D. Wilcutts, Jr., care of NIKOLAOS I. TSOUROS, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**ZYDINSKY**, Agnes E., late of City of Coatesville. Christine E. Frame, 753 Madison Street, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

## ATTORNEY DISCIPLINARY/ETHICS MATTERS

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

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

Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania  
Former Federal Prosecutor • Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania • Pennsylvania Interest on Lawyers Trust Account Board  
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### **Dana Pirone Carosella, Esq.**

Representing attorneys in disciplinary and ethics matters for 16 years  
Author and Speaker on ethics matters

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(215) 751-2863

**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*

Penn Premier Dental, with its principal place of business at 194 Exton Square Mall, Exton, PA 19341.

The application has been (or will be) filed on: November 10, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Heartland Dental Care of Pennsylvania, PC, 3975 Trindle Road, Camphill, PA 17011.

---

OXFORD BALLPARK FARM MARKET, with its principal place of business at 1000 Hickory Hill Road, Oxford, PA 19363.

The application has been (or will be) filed on: December 5, 2011 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Paul Andriole, 1000 Hickory Hill Road, Oxford, PA 19363.

GEORGE G. HEINEY, II, Solicitor  
McMichael, Heiney & Sebastian, LLC  
208 E. Locust Street  
PO Box 80  
Oxford, PA 19363

---

Len-Hoping Forest Trust, with its principal place of business at 300 E. Marshall St., Apt. 318, West Chester, PA 19380.

The application has been (or will be) filed on: December 15, 2011 .

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Mae Marie, 300 E. Marshall St., Apt. 318, West Chester, PA 19380.

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**1st Publication****ESTATE NOTICE**

ESTATE OF JOHN A. IPPOLITO, Deceased.

Late of Sadsburyville Township, Chester County, PA

LETTERS TESTAMENTARY on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to MICHELE IPPOLITO, (Named in Will as MICHELE BOICE IPPOLITO), Executrix, c/o EUGENE STEGER, Esquire, 411 Old Baltimore Pike, Suite 201, Chadds Ford, PA 19317,

Or to her Attorney:

EUGENE STEGER  
Eugene Steger & Associates, P.C.  
411 Old Baltimore Pike, Suite 201  
Chadds Ford, PA 19317

---

**NOTICE****COURT OF COMMON PLEAS – CIVIL DIVISION  
CHESTER COUNTY, PENNSYLVANIA  
NO. 2011-12584-RC**

CITADEL FEDERAL CREDIT UNION, PLAINTIFF vs. THE ESTATE OF BEVERLY M. FOX, AMBER L. CARSON, TRUDY BEAHM, MARLENE KENNEDY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY M. FOX, DECEASED, DEFENDANTS

**COMPLAINT IN MORTGAGE FORECLOSURE**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Beverly M. Fox, Deceased, Defendants, 1334 Valley Road, Coatesville, PA.

TAKE NOTICE THAT Plaintiff, Citadel Federal Credit Union has filed a Complaint in Mortgage Foreclosure endorsed with a Notice to Defend against you in the Court of Common Pleas of Chester County, Pennsylvania docketed to No.2011-12584-RC, wherein Plaintiff seeks to foreclosure its mortgage secured on your property located 1334 Valley Road, Coatesville, PA, whereupon your property would be sold by the Sheriff of Chester County.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the above, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE**  
Chester County Bar Association  
15 W. Gay St., 2<sup>nd</sup> Fl.,  
West Chester, PA 19380  
610-429-1500

Christopher J. Pippett & Ashley L. Lerch, Attys. for Plaintiff  
FOX ROTHSCHILD LLP  
747 Constitution Dr., Ste. 100  
P.O. Box 673  
Exton, PA 19341  
610-458-7500

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**NOTICE OF ACTION TO QUIET TITLE**

JULIUS E. BELLONE, JR. and ELLEN C. BELLONE, Plaintiffs v. FIRST FEDERAL SAVINGS BANK of DELAWARE, Successors and Assigns, Defendant.

To: First Federal Savings Bank of Delaware, Successors and Assigns, you are hereby notified that on November 29, 2011, Plaintiffs, Julius and Ellen Bellone, commenced an Action to Quiet Title in the Court of Common Pleas of Chester County, in Docket No. 2011-12951-RC. In this Action, Plaintiffs are requesting that Defendant's mortgages be marked as satisfied and an order issued for the Recorder of Deeds to satisfy the mortgages, and grant such further relief as may be just and equitable.

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

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

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

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

DAVID B. MYERS, Esquire  
Attorney for Plaintiffs  
Larmore Scarlett, LLP  
P.O. Box 384  
Kennett Square, PA 19348  
(610) 444-3737

**CLASSIFIED ADS SECTION****LAW CLERK WANTED**

Chester County PA Senior Judges Thomas G. Gavin and Ronald C. Nagle are seeking a full time law clerk with a minimum of 3 to 5 years experience as a judicial law clerk and/or private practice. Duties include legal research, drafting orders and opinions, assisting with pre-trial and settlement conferences, keeping the judges apprised of pre-trial and post-trial motions, and acting as the liaison between the judges, attorneys and litigants. A background in criminal and general civil matters is helpful, but not mandatory. Position is available Jan. 2012. Please send a resume, writing sample, and three references to: Maureen Doran, Secretary, Chester County Justice Center, 7th Fl. 201 W. Market Street, P.O. Box 2746, West Chester, PA, 19380-0989. EEO.

**MEETING SPACE?**

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## CHARLES T. DeTULLEO

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

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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, JANUARY 19, 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 CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON TUESDAY, FEBRUARY 21, 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**

**1st Publication**

**SALE NO. 12-1-1**  
**Writ of Execution No. 10-04311**  
**DEBT \$103,366.22**

ALL THAT CERTAIN tract of land situate in East Marlborough Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to an as-built plan made by Robert O. Drake and Associates Consulting Engineers and Land Surveyors, a Division of Brandywine Valley Engineers, Inc., 701 E. Baltimore Pike, Kennett Square, PA 19348, (610) 444-4522, for Amerdel Corporation, dated 10-28-

1994, as follows, to wit:

BEGINNING at an interior point, a corner of Unit 171, thence extending along same, north 42° 58' 20" west 40 feet to a point in the line of Open Space, thence extending along same, north 47° 01' 40" east 20 feet to a point in the line of Unit 169, thence extending along same, south 42° 58' 20" east 36 feet to a point, thence extending along Open Space, south 47° 01' 40" west 9 feet to a point, thence extending still along same, south 42° 58' 20" east 4 feet to a point, thence extending still along same, south 47° 01' 40" west 11 feet to the point of beginning.

BEING Unit 170 on said Plan.

BEING the same land and premises which Jacqueline M. Jordan by Deed dated November 16, 2006 and recorded November 22, 2006 in Book 7013, Page 1805 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Marilyn L. Hoffman, in fee.

PARCEL #61-6Q-265

PLAINTIFF: Emigrant Mortgage Company Inc  
 VS

DEFENDANT: **MARILYN L. HOFFMAN**

SALE ADDRESS: 170 S. Orchard Ave, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **LEONA MOGAVERO, 215-568-6060**

**SALE NO. 12-1-2**  
**Writ of Execution No. 09-13733**  
**DEBT \$466,218.09**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Franklin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final title plan of "Franklin Chase" prepared by D. L. Howell and Associates, Inc., Civil Engineers, dated 06/20/2002, last revised 06/02/2004 and recorded in Chester County as Plan #17150 as follows, to wit:

BEGINNING at a point on the easterly side of Betsy Ross Lane, a corner of Lot #2 as shown on said Plan; thence from said point of beginning, along the said side of Betsy Ross Lane on the arc of a circle curving to the right having a radius of 675.00 feet the arc distance of 120.52 feet to a corner of Open Space; thence along said Open Space north 28 degrees 35 minutes 53 sec-

onds east 271.59 feet to a corner of Lot #36; thence along Lot #36 south 58 degrees 45 minutes 40 seconds east 116.94 feet to a corner of Lot #2; thence along Lot #2 south 27 degrees 56 minutes 08 seconds west 275.57 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

PARCEL No.: 72-1-38

BEING known as: 202 Betsy Ross Lane, Lincoln University, PA 19352.

BEING the same premises which Franklin Chase Holdings, LLC, by Deed dated May 2, 2006 and recorded June 13, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6867, Page 2373, granted and conveyed unto Rodney V. Brooks and Wanda Y. Brooks, as tenants by the entirety

PLAINTIFF: Aurora Loan Services,

LLC

VS

DEFENDANT: **WANDA Y.**

**BROOKS & RODNEY V. BROOKS**

SALE ADDRESS: 202 Betsy Ross Lane, Lincoln University, Pa. 19352

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

**SALE NO. 12-1-3**

**Writ of Execution No. 10-13818**

**DEBT \$290,975.39**

ALL THAT CERTAIN tract or parcel of land together with the improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Hillendale Road said point being distant south 77 degrees 14 minutes 44 seconds west, 832.62 feet measured along said center line of Hillendale Road from the intersection thereof with the center line of Bayard Road as the same extends in a northwesterly direction from Hillendale Road; thence from said point of beginning by said center line of Hillendale Road south 77 degrees 14 minutes 44 seconds west 184.80 feet to a point; thence by land now or late of Patrick Gallary and crossing an iron pipe distance 29.48 feet, north 31 degrees 00 minutes west, 376.38 feet to a point; thence by a line parallel to Hillendale Road, north 77 degrees 14 minutes 44 seconds east, 302.64 feet to a point; thence at right angles thereto south 12 degrees 45 minutes 16 seconds east, 357.46 feet to the point

and place of beginning.

BEING known as 385 East Hillendale Road, Kennett Square, PA 19348

TAX Parcel Number: 62-4-235

RESIDENTIAL dwelling

PLAINTIFF: Wilmington Trust

VS

DEFENDANT: **SAMUEL S. REID, JR. and ROSEMARY CHERYL DAVIS**

SALE ADDRESS: 385 East Hillendale Road, Kennett Square, Pa. 19348

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

**SALE NO. 12-1-4**

**Writ of Execution No. 10-00937**

**DEBT \$201,876.61**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln, County of Chester and State of PA bounded and described according to a Plan of Subdivision for Donald L. Marshman, Phase II, made by John D. Stapleton, III, Registered Surveyor, Coatesville, PA dated October 19, 1978 last revised December 8, 1978 and recorded December 29, 1978 in Plan File No. 2076 as follows, to wit:

BEGINNING at a point in the title line of Hill Road (T439) a corner of Lot 19 on said Plan; thence extending from said beginning point and leaving Hill Road along Lot 9 south 21 degrees 41 minutes 00 seconds east 345.62 feet to a point in line of Phase I; thence extending along Phase I south 68 degrees 19 minutes 00 seconds west 150.00 feet to a point, a corner of Lot 17; thence extending along Lot 17 north 21 degrees 41 minutes 00 west 327.57 feet to a point in the afore-said title line of Hill Road; thence extending along said title line north 61 degrees 27 minutes 21 seconds east 151.08 feet to the first mentioned point and place of beginning.

CONTAINING 1.159 acres of land more or less.

PARCEL # 28-2-0060.050

PROPERTY address: 252 Hill Road, Honey Brook, Pa 19344

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

VS

DEFENDANT: **MATTHEW PRESCOTT and STEPHANIE PRESCOTT**

SALE ADDRESS: 252 Hill Road,

Honey Brook, Pa. 19344

PLAINTIFF ATTORNEY: **MICHAEL  
McKEEVER, 215-825-6318**

**SALE NO. 12-1-5  
Writ of Execution No. 11-06096  
DEBT \$163,977.88**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of Sadsbury, County of Chester bounded and described according to a Subdivision Plan for Lincoln Manor, made by Yerkes Associates, Inc., dated 1/27/1993 and last revised 9/16/1993 and recorded as Chester County Plan No. 12372 as follows, to wit:

BEGINNING at a point on the west side of Whitetail Lane, said point being a corner of Lot No. 9 on said Plan; thence extending south 89 degrees 53 minutes 0 seconds west 373.01 feet to a corner in line of lands of same north 1 degrees 0 minutes 0 seconds east 379.75 feet to a corner, thence extending north 88 degrees 7 minutes 28 seconds east 127.66 feet to a corner of Lot No. 6 on said Plan, thence extending along Lot No. 6 and Lot No. 7, south 1 degrees 0 minutes 0 seconds west 358.66 feet to a corner; thence extending north 89 degrees 53 minutes 0 seconds east 245 feet to a point on the west side of Whitetail Lane, aforesaid south 0 degrees 7 minutes 0 seconds east 25 feet to the first mentioned point and place of beginning.

BEING Lot No.8 on said Plan.

CONTAINING 54,796.6 square feet, more or less.

BEING Parcel No. 37-2-55.9

BEING property address 43 Whitetail Lane, Parkesburg, PA 19365

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **MICHAEL D.  
HAWK**

SALE ADDRESS: 43 Whitetail Lane, Parkesburg, Pa. 19365

PLAINTIFF ATTORNEY: **MICHAEL  
McKEEVER, 215-825-6318**

**SALE NO. 12-1-6  
Writ of Execution No. 10-03731  
DEBT \$176,036.37**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon

erected, situate in the Borough of South Coatesville; County of Chester and State of Pennsylvania, bounded and described according to a subdivision Plan for ``Branford Woods made by Lake, Roeder, Hillard & Beers, Oxford, PA dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Branford Way, said point being a corner of Lot #8 (as shown on said Plan): thence from said point of beginning extending along said road on a line curving to the left having a radius of 325.00 feet, an arc distance of 20.28 feet to a point, being a corner of Lot #6; thence leaving said road extending along Lot #6, the two following courses and distances: (1) south 02 degrees 34 minutes 25 seconds west 25.58 feet to a point; thence (2) passing through the partition wall dividing the buildings on Lots #6 and #7 south 74 degrees 14 minutes 41 seconds west 114.48 feet to a point in line of Open Space, being a corner of Lot #6; thence extending partially along said Open Space north 15 degrees 45 minutes 19 seconds west 20.00 feet to a point, being a corner of Lot #8; thence leaving said Open Space extending along Lot #8, the two following courses and distances: (1) passing through the partition wall dividing the buildings on Lots #7 and #8 north 74 degrees 14 minutes 41 seconds east 108.92 feet to a point; thence (2) north 02 degrees 34 minutes 25 seconds west 22.11 feet to the first mentioned point and place of beginning.

BEING Lot #7 on the above-mentioned Plan.

BEING known as 32 Branford Way, Coatesville, PA 19320

BEING Parcel #9-10-47.7.

SUBJECT to a Common Access Easement on front of premises.

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **DEBRA A. LEECH**  
SALE ADDRESS: 32 Branford Way, Coatesville, Pa. 19320

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

**SALE NO. 12-1-7**  
**Writ of Execution No. 05-08175**  
**DEBT \$147,791.18**

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

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

BEGINNING at a point on the title line in the bed of Route 10 (50 feet wide) said point being measured south 10 degrees, east 19.82 feet from a point marking the intersection of the title line in the bed of Route 10 with the corner of land now or late of Jesse Bale (as shown on said Plan); thence extending from said beginning point along the title line in the bed of Route 10 south 10 degrees east, 195.28 feet to a point a corner of proposed 50 feet wide right of way; thence extending along the same south 80 degrees west, 261.77 feet to a point in line of land of now or late of James A. Umble; thence extending along the same north 9 degrees, 43 minutes, 10 seconds west, 195.38 feet to a point, a corner of Lot No. 4; thence extending along the same north 80 degrees east, 260.81 feet to the first mentioned point and place of beginning.

ADDRESS: 2735 Compass Rd; Honey Brook, PA 19344

TAX map or Parcel ID No.: 22-09-0045-030

PLAINTIFF: Fidelity Bank

VS

DEFENDANT: **RONALD W. JACKSON, JR.**

SALE ADDRESS: 2735 Compass Road, Honey Brook, Pa. 19344

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

**SALE NO. 12-1-8**  
**Writ of Execution No. 10-03895**  
**DEBT \$1,786.88**

ALL THAT CERTAIN tract or lot or piece of ground, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3R-211

PROPERTY address: 338-340 Eliot Road, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority  
VS

DEFENDANT: **MARK REALE**

SALE ADDRESS: 338-340 Eliot Road, Coatesville, PA 19320

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

**SALE NO. 12-1-9**  
**Writ of Execution No. 10-03900**  
**DEBT \$1,786.88**

ALL THAT CERTAIN tract or lot or piece of ground, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3R-212

PROPERTY address: 334-336 Eliot Circle, Caln Township, Pennsylvania

PLAINTIFF: Caln Township of  
VS

DEFENDANT: **MARK REALE**

SALE ADDRESS: 334-336 Eliot Road, Coatesville, PA 19320

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

**SALE NO. 12-1-10**  
**Writ of Execution No. 09-02139**  
**DEBT \$1,435.03**

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

TAX Parcel No. 38-2P-1.1A

PROPERTY address: 1134 W. Lincoln Highway, Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township  
VS

DEFENDANT: **MAXTON CORPORATION**

SALE ADDRESS: 1134 W. Lincoln Highway, Coatesville, PA 19320

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



**SALE NO. 12-1-12**  
**Writ of Execution No. 10-02153**  
**DEBT \$281,567.41**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE Township of Upper Uwchlan, Chester County, PA, bounded and described according to a Plan of Cannon Woods V, made by MAF Homes, Inc., dated 4/14/1986, revised 6/11/1986 recorded in Chester County as Plan No. 6659, as follows, to wit:

BEGINNING at a point on the west side of Buck Drive, a corner of Lot 23 as shown on said Plan; thence from said point of beginning along Buck Drive south 2 degrees 54 minutes 27 seconds west 25 feet to a point a corner of lands now or late of Gerald Beaves; thence along the lands of Gerald Beaves the 4 following courses and distances: (1) north 87 degrees 5 minutes 33 seconds west 48 feet to a point of curve; (2) on the arc of a circle curving to the left a radius of 125 feet the arc distance of 56.23 feet to a point of tangent; (3) south 67 degrees 8 minutes 2 seconds west 75 feet to a point; and (4) south 47 degrees 1 minutes 48 seconds west 221.32 feet to a corner of lands now or late of David Carlson; thence along the lands of David Carlson, south 11 degrees 32 minutes 11 seconds west, 160 feet to a point in line of lands now or late of John Brogan; thence along the lands of John Brogan and of Edmond Phillips, north 78 degrees 34 minutes 37 seconds west 344.88 feet to a point a corner of Lot 25; thence along Lot 25, north 4 degrees 19 minutes 14 seconds east 275 feet to a point a corner of Lot 23; thence along Lot 23 the 4 following courses and distances: (1) south 81 degrees 14 minutes 9 seconds east 390.54 feet to a point; (2) north 67 degrees 25 minutes 26 seconds east 200 feet to a point of curve; (3) on the arc of a circle curving to the right a radius of 150 feet the arc distance of 67.48 feet to a point of tangent; and (4) south 87 degrees 5 minutes 33 seconds east 48 feet to the first mentioned point and place of beginning.

BEING No. 24 on said Plan.

TITLE to said premises is vested in Robert E. Fleming and Sharon M. Fleming, husband and wife, by Deed from Robert E. Fleming and J. Kenneth McIntyre dated July 23, 1999 and recorded August 18, 1999 in Deed Book 4619, Page 2376.

PREMISES being known as: 15 Buck Drive, Glenmoore, Pennsylvania 19343.

TAX I.D. #: 32-1-7.86  
PLAINTIFF: HSBC Mortgage Corporation  
VS  
DEFENDANT: **ROBERT E. FLEMING and SHARON M. FLEMING**  
SALE ADDRESS: 15 Buck Drive, Glenmoore, Pa. 19343  
PLAINTIFF ATTORNEY: **MARC S. WEISBERG, 215-790-1010**

**SALE NO. 12-1-13**  
**Writ of Execution No. 08-07061**  
**DEBT \$202,844.08**

ALL THAT CERTAIN lot or piece of ground situate in London Britain Township, County of Chester, Commonwealth of Pennsylvania and described according to a Plan made for Alfred Roy, said Plan made by William J. Smyth, land surveyor, dated February 23, 1965 as follows to wit:

BEGINNING at a stone on the title line in the bed of Route No. 896 (a road leading in a general southeasterly direction from New London to Newark), said stone being at the corner of land now or late of William Y. Woods; thence extending from said point of beginning north 41 degrees 00 minutes west, along the title line partly through the bed of Route No. 896 and crossing the southwesterly side thereof 277.20 feet to a point; thence extending north 88 degrees 00 minutes east, crossing the bed of Route No. 896 a distance of 173.25 feet to a stone; thence extending north 89 degrees 00 minutes east, along land now or late of William Nichols 167.80 feet to a point in line of land now or late of William Y. Woods, aforesaid; thence extending along the last mentioned land south 40 degrees 47 minutes west, recrossing the northeasterly side of Route No. 896 a total distance of 278.78 feet to the first mentioned stone the point and place of beginning.

BEING Tracts 1 and 2 as shown on said Plan.

TITLE to said premises is vested in Robert R. Cooley a/k/a Robert Cooley by Deed from Estate of Marianna Lehr dated November 19, 1999 and recorded November 30, 1999 in Deed Book, 4675, Page 1050.

PREMISES being known as: 1446 New London Road, Landenberg, Pennsylvania 19350.

TAX I.D. #: 73-5-10

PLAINTIFF: U.S. Bank National Association as Successor Corporate Trustee to Wachovia Bank, N.A., as aforesaid and nor individually for Chase 2003-6

VS

DEFENDANT: **ROBERT R. COOLEY a/k/a ROBERT COOLEY**

SALE ADDRESS: 1446 New London Road, Landenberg, Pa. 19350

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

**SALE NO. 12-1-14**

**Writ of Execution No. 10-01191**

**DEBT \$549,589.71**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of London Britain, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of 'Flint Hill Crossing' dated 4-9-2001 and last revised 8-20-2001 and recorded and Plan File #15927, as follows, to wit:

BEGINNING at a point on the southeasterly side of Sienna Drive at a common corner of Lots #39 and #40 as shown on said Plan; thence from said beginning point and extending along the side of said road the two following courses and distances: (1) north 22 degrees 12 minutes 25 seconds east 98.25 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 325.00 feet the arc distance of 44.90 feet to a point, a corner of Lot #38; thence extending along the same south 60 degrees 36 minutes 59 seconds east 272.40 feet to a point in line of Open Space; thence extending along the same south 15 degrees 37 minutes 34 seconds west 109.70 feet to a point a corner of Lot #40, aforesaid; thence extending along the same north 67 degrees 47 minutes 35 seconds west 285.93 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #39 on said Plan.

TITLE to said premises is vested in Mark Little by Deed from Flint Hill Crossing, LLC dated September 30, 2003 and recorded October 2, 2003 in Deed Book 5919, Page 574 Document # 10312903.

PREMISES being known as: 19 Sienna Drive, Landenberg, Pennsylvania 19350.

TAX I.D. #: 73-5-34.46

PLAINTIFF: Greenpoint Mortgage Funding, LLC

VS

DEFENDANT: **MARK LITTLE**

SALE ADDRESS: 19 Sienna Drive, Landenberg, Pa. 19350

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

**SALE NO. 12-1-15**

**Writ of Execution No. 10-15395**

**DEBT \$235,710.97**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake & Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, Pa., dated 9/22/1987, last revised 12/13/1988 and recorded 6/13/1989 as Plan #9423-9425, as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Baltusrol Drive (50 feet wide), said point being a corner of Lot #160 (as shown on said Plan); thence from said point of beginning extending along said drive the 2 following courses and distances: (1) on a line curving to the right having a radius of 375.00 feet an arc distance of 18.73 feet to a point, thence (2) north 84 degrees, 53 minutes, 47 seconds west 85.38 feet to a point, a corner of Lot #162; thence leaving said drive extending along Lot #162 north 05 degrees, 22 minutes, 06 seconds east 183.29 feet to a point in line of Open Space, being another corner of Lot #162; thence extending partially along said Open Space south 86 degrees, 26 minutes, 25 seconds east 85.93 feet to a point, being a corner of Lot #160 aforesaid; thence leaving said Open Space extending along Lot #160 south 00 degrees, 15 minutes, 11 seconds east 185.95 feet to the first mentioned point and place of beginning.

CONTAINING 17,533 square feet of land more or less

BEING Lot #161 on the above mentioned Plan.

BEING UPI #38-2L-100.

TITLE to said premises is vested in Everett Beebe by Deed from Carlo J. Capato and Kathleen F. Capato, husband and wife dated January 22, 2007 and recorded January 25, 2007 in Deed Book 7068, Page 90.

PREMISES being known as: 313 Baltusrol Drive, Coatesville, Pennsylvania 19320.



TAX I.D. #: 38-2L-010  
PLAINTIFF: BAC Home Loans  
Servicing, LP fka Countrywide Home Loans  
Servicing LP  
VS  
DEFENDANT: **EVERETT BEEBEE**  
SALE ADDRESS: 313 Baltusrol  
Drive, Coatesville, Pa. 19320  
PLAINTIFF ATTORNEY: **MAR-  
GARET GAIRO, 215-790-1010**

**SALE NO. 12-1-17**  
**Writ of Execution No. 10-10160**  
**DEBT \$255,293.45**

ALL THAT CERTAIN tract of unimproved ground situate on the west side of Forest Manor Road (T-336) northwest of the intersection of Forest Manor Road with Pusey Mill Road in Upper Oxford Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by N.M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, PA being Lot 1 on Plan No. 8511 dated March 4, 1985 described as follows:

BEGINNING at a spike set in the centerline of Forest Manor Road (T-336) said spike marking a northwest corner of this and a southeast corner of lands now or formerly of Barry D. Stevens; thence leaving said point of beginning and by said centerline of T-336 (1) south 12 degrees 05 minutes 26 seconds east 208.30 feet to a spike set marking the southeast corner of this and the northeast corner remaining lands of Robert H. Mills; thence along remaining lands of Mills and also being the northerly edge of the Philadelphia Electric Co. right of way (2) south 61 degrees 24 minutes 50 seconds west 726.15 feet to an iron pin set marking the southwest corner of this and in line of lands of Clair L. King; thence by lands of King and leaving the northerly edge of the Philadelphia Electric Co. right of way, the following 3 courses and distances (1) north 35 degrees 22 minutes 25 seconds west 71.93 feet to a one inch diameter iron pin; thence (2) north 24 degrees 39 minutes 20 seconds east 379.46 feet to an iron pin set thence (3) north 4 degrees 27 minutes 43 seconds east 169.54 feet to a ¾ inch diameter iron pin marking a northwest corner of this diameter iron pin marking a northwest corner of this and a southwest corner of lands now or formerly of Barry D. Stevens; thence by lands of Barry D. Stevens (4) south 87 degrees 21 minutes 27 seconds east 464.65 feet to the point

and place of beginning.

CONTAINING 4.853, more or less.  
BEING the same premises which Floyd L. Myer and Mary Jane Myer by Deed dated July 31, 2000 and recorded August 4, 2000 in the Office of the Recorder of Deeds for Chester County, Pennsylvania, in Record Book 4796, Page 1126, granted and conveyed unto Floyd L. Myer and Mary Jane Myer, their heirs and assigns.

ALSO being the same premises which Floyd L. Myer and Mary Jane Myer, by Deed of even date and intended to be simultaneously recorded herewith in the Recorder of Deeds Office in and for Chester County, Pennsylvania, granted and conveyed unto Dennis E. Piper, adult individual, as sole owner, his heirs and assigns.

BEING known as: 335 Forest Manor Road, Cochranville, PA 19330

PROPERTY ID No.: 57-05-0018.01A  
UPI No.: 57-5-18.1A

TITLE to said premises is vested in Dennis E. Piper, adult individual, as sole owner by Deed from Floyd D. Myer and Mary Jane Myer, husband and wife dated 06/08/2006 recorded 06/12/2006 in Deed Book 6866 Page 2189.

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

VS  
DEFENDANT: **DENNIS E. PIPER**  
SALE ADDRESS: 335 Forest Manor  
Road, Cochranville, Pa. 19330  
PLAINTIFF ATTORNEY: **ALAN M.  
MINATO, 856-669-5400**

**SALE NO. 12-1-18**  
**Writ of Execution No. 09-07009**  
**DEBT \$165,097.68**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania described in accordance with a building envelope Plan for Bentley Construction Corporation made by Howard W. Doran, Inc. and Associates, Newtown Square, PA. dated 4/19/1983 and last revised 7/29/1983 as follow to wit:

BEGINNING at a point, a corner of Lot No. 30 which point being measured the (6) following courses and distances from a point marking the intersection of the title line in the bed of Sugartown Road (50 feet wide) with the title line

in the bed of King Road: (1) along the title line in the bed of Sugartown Road in a northwesterly direction 484.05 feet more or less to a point; (2) crossing Sugartown Road, north 68 degrees 42 minutes 40 seconds east, 166.31 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 123.70 feet the arc distance of 231.78 feet to a point; (4) south 21 degrees 51 minutes 20 seconds east, 203.09 feet to a point; (5) north 09 degrees 43 minutes 49 seconds east, 88.87 feet to a point; and (6) south 77 degrees 58 minutes east, 61.92 feet to the point of beginning; thence extending from said point of beginning along Lot No. 31, north 12 degrees 02 minutes east, 63 feet to a point; thence extending south 77 degrees 58 minutes east 18 feet to a point a corner of Lot 29; thence extending along same south 12 degrees 2 minutes west, 63 feet to a point; thence extending north 77 degrees 58 minutes west 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on said Plan.

TITLE to said premises is vested in Barbara Neff by Deed from Margaret A. Kane dated September 5, 2002 and recorded October 1, 2002 in Deed Book 5403, Page 1774.

PREMISES being known as: 30 Landmark Drive, Malvern, Pennsylvania 19355.

TAX I.D. #: 2-2-52

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

VS

DEFENDANT: **BARBARA NEFF**

SALE ADDRESS: 30 Landmark Drive, Malvern, Pa. 19355

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

**SALE NO. 12-1-19**

**Writ of Execution No. 09-01539**

**DEBT \$264,490.26**

ALL THAT CERTAIN or tract of land being situated on the south side of Butternut Drive, east of South Blackhorse Road, in West Sadsbury Township, County of Chester, Commonwealth of Pennsylvania and being known as Lot #3; Block D, as shown on a Plan of Woodland View Estates prepared by Huth Engineers, Inc., dated 02/24/1976 and last revised 04/21/1976, Drawing No. LA-1257-8 and more fully bounded and described as follows, to wit:

BEGINNING at a point in the south line of Butternut Drive, a corner of Lot #2, Block D, said point being situated at a distance of 290.79 feet east of the intersection of the south line of Butternut Drive extended and the east line of South Blackhorse Road extended; thence extending along the south line of Butternut Drive, south 72 degrees 39 minutes 45 seconds east, a distance of 195 feet to a point, a corner of Lot #4, Block D; thence extending along the same, south 17 degrees 20 minutes 15 seconds west, a distance of 298.72 feet to an iron pin, a corner of land of Roy Engel; thence extending along the same, south 89 degrees 35 minutes 20 seconds west, a distance of 147.89 feet to a point, a corner of Lot #1, Block D; thence extending along the same north 00 degrees 24 minutes 40 seconds west, a distance of 177.66 feet to a point, a corner of Lot #2; Block D; thence extending along the same, north 17 degrees 20 minutes 15 seconds east, a distance of 174.60 feet to the point and place of beginning.

SAID subdivision of Woodland View Estates recorded in Chester County at Plan #402.

UPI No. 36-5A-35

TITLE to said premises is vested in Allen E. Robinson and Shirley A. Robinson by Deed from Daniel S. Allgyer and Ruth A. Allgyer, husband and wife dated March 2, 2007 and recorded March 21, 2007 in Deed Book 7111, Page 1354.

PREMISES being known as: 125 Butternut Drive, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 36-5A-35

PLAINTIFF: Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset backed Securities 1 LLC, Asset-Backed Certificates, Series 2007-HES

VS

DEFENDANT: **ALLEN E. ROBINSON and SHIRLEY A. ROBINSON**

SALE ADDRESS: 125 Butternut Drive, Parkesburg, Pa. 19365

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

**SALE NO. 12-1-20**

**Writ of Execution No. 02-06634**

**DEBT \$78,662.00**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper

Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a Plan of Milford Farms made by Development Services, West Chester, Pa., dated 10/12/1976 and last revised 1/17/1977 which plan is recorded at West Chester, Pennsylvania, as Plan No. 1003, as follows, to wit:

BEGINNING at a point on the southeasterly side of Surrey Lane (50 feet wide) which point of beginning is measured the two following courses and distances from a point of curve on the northeasterly side of Font Road, (1) leaving Font Road extending along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.29 feet to a point of tangent on the southeasterly side of Surrey Lane; and (2) north 67 degrees 38 minutes 00 seconds east 251.43 feet to the first mentioned point of beginning; thence extending from said point of beginning along Surrey Lane the three following courses and distances, to wit: (1) north 67 degrees 38 minutes 00 seconds east 26.30 feet to a point of curve, (2) extending along the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 121.06 feet to a point of tangent and (3) north 82 degrees 14 minutes 10 seconds east 66.92 feet to a point of corner of Lot No. 33, thence extending along the same the two following courses and distances, to wit: (1) south 07 degrees 45 minutes 50 seconds east 245.86 feet to a point; and (2) south 52 degrees 48 minutes 40 seconds west 135.40 feet to a point on line of Lot No. 6, thence extending partly along the same and along line of Lot No. 8 north 25 degrees 41 minutes 20 seconds west 305.34 feet to a point on the southeasterly side of Surrey Lane being first mentioned point and place of beginning.

BEING Lot No. 34 on the aforesaid Plan, and

CONTAINING 47,616 square of land more or less.

A residential dwelling containing 3 bedrooms and 2.5 baths and having an attached garage.

BEING UPI #32-1-29.28

PLAINTIFF: Robin R. Millichap  
VS

DEFENDANT: **DONALD K. MONTGOMERY**

SALE ADDRESS: 5 Surrey Lane,  
Upper Uwchlan Township, Pa. 19355

PLAINTIFF ATTORNEY:

**MICHAEL C. ROVITO, 610-344-9150**

**SALE NO. 12-1-21**  
**Writ of Execution No. 08-08321**  
**DEBT \$179,979.95**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Kennett Square, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plot plan of Kennett Square made by J.R. Williams Co., Engineers & Builders (West Chester, PA) dated September 5, 1978, last revised September 29, 1978, and recorded as Chester County Plan #2055 as follows, to wit:

BEGINNING at a point on the easterly side of South Washington Street at the northwest corner of this lot and the southwest corner of Lot 31, which point is measured along the said easterly side of South Washington Street, south 02 degrees 37 minutes 00 seconds east 78.00 feet from a corner of land now or formerly of B.J. Diguiseppi; thence along Lot 31 north 87 degrees 23 minutes 00 seconds east 105.13 feet to a point in line of Lot #21; thence along Lot 21 and Lot 20 south 13 degrees 35 minutes 45 seconds east 69.27 feet to a point a corner of Lot 29; thence along Lot 29, south 87 degrees 23 minutes 00 seconds west 118.32 feet to a point on the easterly side of South Washington Street; thence along the same north 02 degrees 37 minutes 00 seconds west 68.00 feet to the first mentioned to the first mentioned point and place of beginning.

CONTAINING 7,597 square feet of land be the same more or less.

BEING Lot 30 as shown on the above mentioned recorded Plan.

TITLE to said premises is vested in Mario Flores-Velasquez and Abraham Flores by deed from Abraham Flores, Mario Flores a/k/a Mario Flores-Velasques and Liandro Savala dated June 12, 2006 and recorded October 9, 2006 in Deed Book 6975, Page 2240, Instrument #10693966.

PREMISES being known as: 703 South Washington Street, Kennett Square, Pennsylvania 19348.

TAX I.D. #: 3-4-208.11

PLAINTIFF: Deutsche Bank National Trust Co (Trustee for Morga aka Morgan Stanley ABS Capital Inc Trust 2006-HE8

VS

DEFENDANT: **ABRAHAM FLO-**

**RES and MARIO FLORES-VELASQUEZ**

SALE ADDRESS: 703 S. Washington  
Street, Kennett Square, PA 19348

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

**SALE NO. 12-1-22**

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

**DEBT \$284,650.10**

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

BEGINNING at an iron pin set on the east ultimate right of way line of Pennsylvania Route 82 (60 feet wide) a corner of Lot No. 3; thence along sale Lot No. 3 south 87 degrees 18 minutes 22 seconds east passing over iron pins set 75.38 feet and 177.88 feet, respectively, from said beginning point for a distance of 586.55 feet to a point in line of land of George B. Lemmon; thence along said Lemmon's Land, south 11 degrees 51 minutes 58 seconds west 215.33 feet to an iron pin found in line of land of Richard D. Lanser, Sr., et ux; thence along said Lanser's Land for the following two courses and distances: (1) north 68 degrees 11 minutes 23 seconds west 153.00 feet to a point on a large stone and (2) south 25 degrees 28 minutes 03 seconds west 280.97 feet to an iron pin found, a corner of land of Augusto F. and Patricia L. Francheschie; thence along said Francheschi's land north 87 degrees 00 minutes 04 seconds west 267.82 feet to an iron pin set on the aforementioned east ultimate right of way line of Pennsylvania Highway Route 82; thence along said right of way line for the following two courses and distances: (1) north 00 degrees 45 minutes 00 seconds west 345.88 feet to an iron pin set and (2) north 03 degrees 05 minutes 00 seconds west 74.25 feet to the place of beginning.

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

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

TITLE to said premises is vested in Thomas Kaiser a/k/a Thomas W. Kaiser and Timothy J Kaiser by Deed from Thomas W. Kaiser

dated June 11, 2007 and recorded July 24, 2007 in Deed Book 7220, Page 217.

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

TAX I.D. #: 23-05-0041.050

PLAINTIFF: Indymac Federal Bank  
FSB

VS

DEFENDANT: **THOMAS & TIMO-  
THY KAISER**

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

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

**SALE NO. 12-1-23**

**Writ of Execution No. 10-00469**

**DEBT \$182,314.17**

ALL THOSE TWO CERTAIN lots or pieces of ground, described as one lot, situate in the Township of Warwick, County of Chester, Commonwealth of Pennsylvania, and described according to a Plan of Property belonging to Stanley Chaplin and Mary U. Chaplin, his wife, said Plan made by Walter E. Spotts, Registered Professional Engineers, said Plan having no original date but a revised date of October 1, 1959, as follows, to wit:

BEGINNING at a spike set on the title line in the bed of public road, said public road leading southwestwardly from Hopewell Road to St. Peters at the distance of four hundred ninety two and twenty one-hundredths feet measured on a bearing of south sixty five degrees, thirty two minutes, thirty seconds west, measured along the title line through the bed of the public road from its point of intersection with the line in the bed of Hopewell Road; thence extending from said point of beginning south ten degrees, forty six minutes, thirty seconds east, crossing the southeasterly side of the public road two hundred twenty five feet to a spike; thence extending south sixty five degrees, thirty two minutes, thirty seconds west, two hundred feet to a spike; thence extending north ten degrees, forty six minutes, thirty seconds west, recrossing the southwesterly side of the public road two hundred twenty five feet to a spike on the title line in the bed of the public road; thence extending north sixty five degrees, thirty two minutes, thirty seconds east, measured along the title line through the bed of the public road two hundred feet to the first mentioned spike, the point and place of begin-

ning.

BEING Lots Nos. 6 and 7 as shown on the above mentioned Plan.

TITLE to said premises is vested in Norman C. Koontz a/k/a Norman C. Koontz III and Jill Ann Jarota-Koontz a/k/a Jill Ann Jarota by Deed from George W. Hallock, IV and June A. Hilliard Koch, Executors of the Estate of Lillian Hallock dated April 7, 2005 and recorded June 27, 2005 in Deed Book 6504, Page 97.

PREMISES being known as: 2022 School Road a/k/a E. Schuylkill Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 19-3-36.5

PLAINTIFF: BAC Home Loans Servicing LP (FKA)

VS

DEFENDANT: **NORMAN C. & ANN JAROTA-KOONTZ**

SALE ADDRESS: 2022 School Road aka 2022 E. Schuylkill Road, Pottstown, PA 19465

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

**SALE NO. 12-1-24**

**Writ of Execution No. 08-14214**

**DEBT \$159,279.31**

PREMISES A

ALL THAT CERTAIN tract of land known as Lot No. 60 on a Plan of Lots called the John Wesley Cook Lots situated in Caln Township Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.e. April 15, 1942, as follows:

BEGINNING at a spike in the centerline of a public road leading to Caln Meetinghouse, a corner of land of Walter M. Fisher and Flora Virginia Fisher, distant 160 feet west of an iron pin in another public road leading from Thorndale to Guthriesville measuring along the middle of the first mentioned road; thence along the middle of said road leading to Caln Meetinghouse south 87 degrees 07 minutes west 65 feet to an iron pin, the southeast corner of Lot No. 61 on a Plan of Lots called John Wesley Cook Lots; thence along said Lot No. 61 north 2 degrees 53 minutes west, 160 feet to a stake in a line of remaining land of the grantor herein; thence along the same north 87 degrees 07 minutes east 65 feet to a stake in a line of other lands of the grantor herein thence along the same and land of Walter M. Fisher and Flora Virginia Fisher south 2

degrees 53 minutes east, 160 feet to the place of beginning.

PREMISES B

ALL THAT CERTAIN tract of land known as Lot No. 60 on a revised Plan of Lots of John Wesley Cook, situated in Caln Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry C.e., May 15, 1960, as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale Guthriesville Public Road to Caln Meeting House, a corner of Lot No. 60 on said Lot Plan, distant 225 feet measured westwardly along the middle of said first mentioned public road from an iron pin at its intersection with said Thorndale Guthriesville Public Road thence along the middle of said first mentioned public road, south 87 degrees 07 minutes west, 30 feet to a point at the southeast corner of Lot No. 61 on said Lot Plan thence leaving said road and along said Lot passing over an iron pipe marker set on line 17.75 feet from the last mentioned point, north 3 degrees 53 minutes west, 160 feet to an iron pipe marker in line of remaining land of the grantors herein; thence along the same north 87 degrees 07 minutes east 30 feet to a point at the northwest corner of Lot No. 60 on said Lot Plan; thence along the westerly line of said Lot No. 60, south 2 degrees 53 minutes east 160 feet to the place of beginning.

TITLE to said premises is vested in Christine L. Patton by Deed from Todd Reed and Karen Reed dated May 21, 1997 and recorded June 2, 1997 in Deed Book 4183, Page 907.

PREMISES being known as: 3805 Humpton Road, Downingtown, Pennsylvania 19335.

TAX I.D. #: 39-4d-7

PLAINTIFF: Beneficial Consumer Discount Company (DBA)

VS

DEFENDANT: **CHRISTINE L. PATTON**

SALE ADDRESS: 3805 Humpton Rd, Downingtown, PA 19335

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

**SALE NO. 12-1-25**

**Writ of Execution No. 10-13496**

**DEBT \$168,452.85**

ALL THAT CERTAIN brick dwelling

house and tract of land, situate in the Borough of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made December 10, 1957, by C. I. Slack, P.E., as follows, to wit:

BEGINNING at a railroad spike set in the middle of Main Street and a corner of land of Mabel Talbot; thence along the middle of Main Street north 53 degrees 30 minutes west, 75 feet to a railroad spike and a corner of remaining land of the grantors herein; thence leaving said Main Street and crossing over an iron pipe set 22 feet from said point in the centerline of Main Street and along remaining land of the Grantors herein, north 42 degrees 00 minutes east, 175 feet to an iron pipe, a corner of remaining land of the grantors herein; thence along said remaining land of the grantors herein, south 53 degrees 30 minutes east, 75 feet to an iron pipe, a corner of land of the grantors herein and in line of land of the said Mabel Talbot; thence along the said Mabel Talbot's land, south 42 degrees 00 minutes west, 175 feet to a railroad spike and place of beginning and passing over an iron pipe set 22 feet therefrom.

TITLE to said premises is vested in Christopher P. Hessler and Sandra L. Hessler, husband and wife, by deed from Christopher P. Hessler, Sandra L. Hessler, and Robert J. Konzelman, Sr. dated September 24, 1998 and recorded October 2, 1998 in Deed Book 4430, Page 0471.

PREMISES being known as: 4811 Horseshoe Pike, Honey Brook, Pennsylvania 19344.

TAX I.D. #: 12-01-0011.010

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

VS

DEFENDANT: **CHRISTOPHER & SANDRA HESSLER**

SALE ADDRESS: 4811 Horseshoe Pk, Honey Brook, PA 19344

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

**SALE NO. 12-1-26**

**Writ of Execution No. 10-11628**

**DEBT \$164,315.91**

ALL THAT CERTAIN lot or land, situate in the 3rd Ward of the City of Coatesville,

County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows.

BEGINNING at a point of intersection of the east curb line of 5th Avenue with the south curb line of Elm Street; thence measuring along the said east curb line of 5th Avenue, southwardly 50 feet to a point a corner of land now or late of David F. Myers and extending back eastwardly between parallel lines of that width 120 feet to Marion Street.

BOUNDED on the north by the south curb line of Elm Street, on the east by the west line of Marion Street on the south by land known or late of David F. Myers and on the west the east curb line of 5th Avenue.

BEING the same premises which JP Morgan Chase Bank f/n/a the Chase Manhattan Bank, successor by merger to Chase Bank of Taxes, N.A., f/k/a Texas Commerce Bank, N.A., as trustee and custodian, by Saxon Mortgage Services, Inc. f/n/a Meritech Mortgage Services, Inc. by Deed dated 09-21-04 and recorded 11-08-04 in Chester County in 6327 Page 1704 conveyed unto Steven P. Sokolowski, Grantees, in fee.

BEING known as: 127 North 5th Avenue, Coatesville, PA 19320

PROPERTY ID No.: 1606003600

UPI: 16-6-36

TITLE to said premises is vested in Kasandra Lane and Eugene Tiggett by Deed from Steven P. Sokolowski dated 03/10/2006 recorded 03/29/2006 in Deed Book 8799 Page 2274.

PLAINTIFF: HSBC Bank USA NA  
VS

DEFENDANT: **EUGENE TIGGETT and KASANDRA LANE**

SALE ADDRESS: 127 N 5th Ave, Coatesville, PA 19320

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

**SALE NO. 12-1-27**

**Writ of Execution No. 10-10688**

**DEBT \$175,052.26**

ALL THAT CERTAIN unit, designated as Building Number 20, Unit Number 453, being a Unit in Old Forge Crossing Condominium, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Old Forge Crossing Condominium, bearing date the 26th day



of May, A.D., 1981 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania on the 27th day of May, A.D., 1981 in Deed Book 516, Page 338, etc., and Plats and Plans for Old Forge Crossing Condominium bearing dated 26th day of May A.D., dated and recorded on the 27th day of May A.D., in 1981 in Condominium Plan Book 516.

TOGETHER with all right, title and interest, being a .1725% undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with all right, title and interest of in and to the limited common elements designated this Unit in the Declaration of Condominium, and/or Plats or Plans.

UNDER and subject, nevertheless, to the right and powers of the Executive Board of, in and to the reserved common elements as defined in the Declaration of Condominium.

BEING known as 453 Old Forge Crossing, Devon, PA 19333

BEING the same premises which Charles Daniel Willis by Indenture dated November 1, 2007 and recorded March 13, 2008 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book 7385, Page 221, granted and conveyed unto Christopher T. Ciarrocchi, as sole owner.

PARCEL No. 43-5-718

IMPROVEMENTS: condominium unit.

PLAINTIFF: Bank of America NA  
VS

DEFENDANT: **CHRISTOPHER T. CIARROCCHI**

SALE ADDRESS: 453 Old Forge Crossing, Devon, PA 19333

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

**SALE NO. 12-1-28**

**Writ of Execution No. 08-05146**

**DEBT \$265,161.95**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of "Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the north-easterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of east Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west), 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING commonly known as 16 Keller Way, Downingtown, PA 19335

TAX Parcel #30-5-43.4

IMPROVEMENTS: Residential dwelling

UPI #30-5-43.4

TITLE to said premises is vested in William Vandurme and Alicia Vandurme, his wife by Deed from William Vandurme, dated 3/9/2005 and recorded 4/6/2005 in Record Book 6454, Page 1190.

PLAINTIFF: LaSalle Bank NA (Trustee) (Assignor) AKA MLMI Trust Series 2006-HE3

VS

DEFENDANT: **WILLIAM & ALICIA VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

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

**SALE NO. 12-1-29**

**Writ of Execution No. 11-01471**

**DEBT \$463,774.76**

ALL THAT CERTAIN parcel of land situate in Township of East Whiteland, County of

Chester, Commonwealth of Pennsylvania, shown as Lot 2 on a Plan of Subdivision for Apex Constructors, Inc., dated April 30, 2002 and last revised May 30, 2002, prepared by Edward B. Walsh and Associates, Inc., Civil Engineers and Land Surveyors, Downingtown, PA, and being more fully described as follows:

BEGINNING at the northwest corner thereof, a common corner of this and Lot 1 in the west right-of-way line of Spring Valley Road (T-428), fifty (50) feet wide; thence from the point of beginning, along the west right-of-way line of Spring Valley Road, the following two (2) courses and distances: (1) south 54 degrees 13 minutes 13 seconds east 158.11 feet to a point; (2) south 57 degrees 33 minutes 03 seconds east 43.00 feet to the northwest corner of Lot 3, as shown on said Plan; thence along the northwest line of Lot 3, south 32 degrees 26 minutes 57 seconds west 284.73 feet to a point in the east line of a certain 100 foot wide Philadelphia Electric Company Easement and the east line of lands now or late of the Cutler Group, Inc.; thence along said line and lands, the following two (2) courses and distances: (1) passing over a concrete monument found on line 1.27 feet southeast of the next mentioned point, north 66 degrees 06 minutes 25 seconds west, a total distance of 177.57 to an iron pipe found; (2) north 53 degrees 08 minutes 58 seconds west 44.40 feet to the southeast corner of Lot 1, aforesaid; thence along the southeast line of Lot 1, crossing the south terminus of a certain thirty (30) feet wide driveway and utility easement, 50.00 feet from the next mentioned point, and partly along the centerline of said easement, north 35 degrees 46 minutes 47 seconds east, a total distance of 327.48 feet to the point of beginning.

CONTAINING: 66,005 square feet of land, be the same more or less.

BEING the same property which J.B. Properties, L.L.C., a Pennsylvania Limited Liability Company, by Deed dated September 14, 2004 and recorded with the Chester County Recorder of Deeds Office on September 23, 2004, in Deed Book Volume 6288 Page 2328, granted and conveyed to C. Edward Ashley and Diana M. Ashley.

PROPERTY known as: 44 Spring Valley Road, Malvern, PA 19355

BEING UPI #42-3-49.3

IMPROVEMENTS: residential dwelling

PLAINTIFF: Citizens Bank of

Pennsylvania

VS

DEFENDANT: **C. EDWARD & DIANA M. ASHLEY**

SALE ADDRESS: 44 Spring Valley Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, 412-232-0707**

**SALE NO. 12-1-31**

**Writ of Execution No. 11-03460**

**DEBT \$240,287.71**

TRACT NO. 1

ALL THOSE TWO CERTAIN lots or tracts of ground situate in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as Lot Nos. 1 and 2 on said Plan of Lots called "Foley Park", bounded and described as follows, to wit:

BEGINNING at a point along the north side of said Valley Road, a distance of 40 feet; thence extending back northwardly between parallel lines of width of 40 feet a distance of depth of 120 feet to a 15 foot wide alley.

BOUNDED on the north by said 15 foot wide alley; on the east by other land of the grantor, on the south by Valley Road and on the west by Lot No. 3.

BEING County UPI Tax ID No. 38-5F-38.

TRACT NO. 2

ALL THOSE TWO CERTAIN lots or tracts of land situate in Valley Township, Chester County, Pennsylvania, designated as Lot Nos. 3 and 4 on a Plan of Lots called "Foley Park" made by Ellen N. Foley and recorded in the Recorder's Office of Chester County, PA in Plan Book No. 1 Page 75, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Valley Road at a corner of Lot No. 2 and distant 40 feet westwardly from the west line of Foley Avenue; thence measuring along the north line of Valley Road 40 feet and extending back northwardly between parallel lines of that wide at right angles to said Valley Road 120 feet to the south line of 15 feet wide alley bounded on the east by Lot No. 2 and on the west by Lot No. 5.

BEING County UPI Tax ID No. 38-5F-37.

TAX Parcel Numbers: 38-5F-38 and 38-5F-37

BEING known as: 1265 Valley Road,



Coatesville, PA 19320

BEING the same premises which Michael A. Donnell and Sherry E. Donnell, husband and wife, by Deed dated 3/31/2004 and recorded 4/5/2004 in Montgomery County in Deed Book 6109 Page 1101 Instrument #10396258 granted and conveyed unto Edward G. Stumm and Donna L. Stumm, husband and wife.

PLAINTIFF: Residential Credit Solutions, Inc.

VS

DEFENDANT: **EDWARD G. STUMM and DONNA L. STUMM**

SALE ADDRESS: 1265 Valley Road, Coatesville, PA 19320

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

**SALE NO. 12-1-32**

**Writ of Execution No. 06-00468**

**DEBT \$294,517.43**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Pennsbury, County of Chester, State of Pennsylvania and described according to a Plan of Property of William H. Church Estate, said Plan made by G. D. Houtman & Son, Civil Engineers and Land Surveyors dated October 25, 1960, as follows, to wit:

BEGINNING at a spike forming the intersection of the southeasterly line of land now or late of Edna Louise Stellwagon and the title line in the bed of Brinton's Bridge Road (proposed fifty feet wide); thence extending from said point of beginning measured along the title line through the bed of Brinton's Bridge Road the three following courses and distances to wit: (1) south fifty-four degrees forty-five minutes east three hundred two and sixty-seven one-hundredths feet to a spike; (2) south fifty-two degrees fifty-five minutes east one hundred fifty-three and thirteen one-hundredths feet to a spike; and (3) south forty-eight degrees thirty-eight minutes east forty-two and thirty-one one-hundredths feet to a point on the extension of the northeasterly side of a certain private road (fifty feet wide); thence extending north eighty-six degrees fifty-one minutes west measured along the northeasterly side of its extension of the private road two hundred twenty and five one-hundredths feet to a point of curve in the same; thence extending northwestwardly and southwestwardly partly along the northeasterly and partly along the north-

westerly sides of the private road on the arc of a circle curving to the left having a radius of four hundred twenty feet the arc distance of three hundred seventy and thirty-one one-hundredths feet to a point; thence extending north forty-seven degrees twenty-two minutes west forty-seven and thirty-six one-hundredths feet to a point on the southeasterly line of land now or late of Louise Stellwagon aforesaid; thence extending along the last mentioned land the two following courses and distances to wit: (1) north sixteen degrees thirty-seven minutes east two hundred fifty-four degrees thirty minutes east, crossing the southwesterly side of Brinton's Bridge Road one hundred eighty-one and three one-hundredths feet to the first mentioned spike, the point and place of beginning.

TAX Parcel No. 64-03-0064-070

PROPERTY: 2149 Brintons Bridge Road W., West Chester, PA 19382

BEING the same premises which William Ashton and Catherine R. Ashton, husband and wife, by Deed dated July 6, 1971 and recorded in the Chester County Recorder of Deeds Office on July 7, 1971 in Deed Book 40 Page 317, granted and conveyed unto Clarence W. Bowersox, Jr. and Clare B. Bowersox, husband and wife.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Notes Trust 2005-SD3

VS

DEFENDANT: **CLARE B. BOWERSOX and CLARENCE W. BOWERSOX, JR.**

SALE ADDRESS: 2149 Brintons Bridge Road W., West Chester, Pa. 19382

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

**SALE NO. 12-1-33**

**Writ of Execution No. 08-00796**

**DEBT \$152,192.87**

ALL THAT CERTAIN tract of ground with the improvements thereon erected.

SITUATE in the Township of Elk, County of Chester, and State of Pennsylvania, bounded and described according to a survey made by N.M. Lake, Inc. Civil Engineers and Land Surveyors (Drawing No. 83222) dated April 25, 1983 as follows, to wit:

BEGINNING in the northwest corner, at a point in the center line of PA. Route 472 and being the southwest corner of lands now or late of

George Ortega; thence leaving said road and by said lands, north 72 degrees 11 minutes 05 seconds east, 236.00 feet to an iron pipe set in line of lands of Frank McBerty; thence by said lands, south 16 degrees 54 minutes 46 seconds east 154.83 feet to a point marking a corner of Lot #1 on said Plan; thence by said Lot, south 72 degrees 11 minutes 05 seconds west, 236.00 feet to a point in the center line of PA. Route 472 aforesaid; thence by said center line north 16 degrees 54 minutes 46 seconds west, 154.83 feet to the point and place of beginning.

BEING Lot No. 2 on said Plan.

CONTAINING 36,535 square feet,  
more or less.

TAX Parcel #70-2-9

BEING known as: 7797 Hickory Hill  
Road, Oxford, PA 19363

PROPERTY ID No.: 70-02-0009

UPI No.: 70-2-9

TITLE to said premises is vested in  
Nicholas O. Delledonne and Linda Diamicis by  
Deed from Central Penn Property Services, Inc., a  
Pennsylvania Corporation dated 06/05/2003  
recorded 07/08/2003 in Deed Book 5773 Page  
523.

PLAINTIFF: Unknown Requestor  
AKA Option One Mortgage Loantrust  
VS

DEFENDANT: **LINDA DIAMICIS  
and NICHOLAS DELLEDONE**

SALE ADDRESS: 7797 Hickory Hill  
Road, Oxford, PA 19363

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

**SALE NO. 12-1-34**

**Writ of Execution No. 09-07930**

**DEBT \$169,149.56**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of East Vincent,  
County of Chester and Commonwealth of  
Pennsylvania, being Lot #15 on Plan of Lots laid  
out for Wright Miller and Marcell Scholler, made  
by Earl R. Ewing, Registered Surveyor,  
Phoenixville, Pennsylvania, dated July 10th, 1957  
as follows, to wit:

BEGINNING at a point in the southerly  
side of Marcel Avenue (laid out forty feet wide),  
a corner of Lot #16; thence along the side of said  
Avenue, south seventy four degrees, twenty four  
minutes east, seventy and thirty eight one-hun-

dredths feet to an iron pin, marking a point of  
curve to the right having a radius of fifteen feet  
through a central angle of twenty eight degrees,  
thirty nine minutes, an arc distance of seven and  
fifty one-hundredths feet to an iron pin, a point of  
tangent; thence south forty five degrees, forty five  
minutes east, sixty seven and twelve one-hun-  
dredths feet to an iron pin, a point of curve to the  
right into Kenneth Avenue, having a radius of fif-  
teen feet through a central angle of sixty five  
degrees, eight minutes, an arc distance of seven-  
teen and five one-hundredths feet to an iron pin, a  
point of tangent; thence along the westerly side of  
Kenneth Avenue (laid out forty feet wide), south  
nineteen degrees, twenty three minutes west, one  
hundred fifty two and sixteen one-hundredths feet  
to a corner of Lot #56; thence along the same,  
north seventy four degrees, twenty four minutes  
west, one hundred thirty four and twenty one-hun-  
dredths feet to a corner of Lot #16; thence along  
the same, north fifteen degrees, thirty six minutes  
east, two hundred feet to the first mentioned point  
and place of beginning. Containing twenty seven  
thousand two hundred square feet of land, more or  
less.

ALSO being known as: 11 Kenneth  
Avenue, Spring City, PA 19475

PARCEL No.: 21-005H-0043

IMPROVEMENTS: building

BEING the same premises which  
Howard E. Umble and Mary Jane Umble, husband  
and wife, by Deed dated August 17, 2007 and  
recorded on August 23, 2007 in and for Chester  
County, in Deed Book 7246, Page 2065, granted  
and conveyed unto Gerald L. Barney and Jean Ann  
Barney.

PLAINTIFF: Eastern Savings Bank  
FSB

VS

DEFENDANT: **GERALD & JEAN  
ANN BARNEY**

SALE ADDRESS: 11 Kenneth Ave,  
Spring City, PA 19475

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

**SALE NO. 12-1-35**

**Writ of Execution No. 10-03849**

**DEBT \$132,631.24**

ALL THAT CERTAIN lot or piece of  
land situate in the Township of West Marlborough,  
County of Chester, and State of Pennsylvania,

described with the improvements thereon erected, more particularly bounded and described as follows:

BOUNDED northerly by a public road leading from Springdell to Ercildoun, on the east by the Pomeroy and Newark Railroad right of way and on the south and west by land now or late of the Estate of William Webster, deceased.

CONSISTS of slightly less than one acre.

CONTAINING dwelling and 2 ½ car garage.

BEING, UPI # 48-3-7

PLAINTIFF: National Bank of Mavlern

VS

DEFENDANT: **LINDA CLARK-MOY**

SALE ADDRESS: 175 Springdell Road, Coatesville, PA 19320

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

**SALE NO. 12-1-36**

**Writ of Execution No. 10-13376**

**DEBT \$97,411.73**

BY virtue of a Writ of Execution No. 10-13376

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 406 Holly Tree Court, Chester Springs, PA 19425-2337

UPI No. 33-2-555

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$97,411.73

ASSESSMENT: \$105,780.00

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **GARY NORMAN LASH**

SALE ADDRESS: 406 Holly Tree Court, Chester Springs, PA 19425

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

**SALE NO. 12-1-37**

**Writ of Execution No. 10-08795**

**DEBT \$95,574.78**

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

thereon erected hereditaments and appurtenances situate in the Township of London Grove, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by Conrad Pyle Company made by G.E. Regester Jr and Sons Surveyors dated 10-03-68 to wit:

BEGINNING at a point in the title line in the bed of a public road known as Rosehill Road at a corner of parcel 'a' on said plan, which point is measured north 58 degrees 9 minutes 12 seconds west, 490.03 feet from a nail marking the intersection of the title line in the bed of Rosehill Road with the title line in the bed of a public road legislative Route # 15168 (as shown on said plan) thence extending from said beginning point, along parcel 'a' on said plan, the two following courses and distances: (1) south 2 degrees 34 minutes 20 seconds east 88.15 feet to an iron pin; and (2) south 46 degrees 53 minutes 40 seconds west 276.81, feet to an iron pin in line of land now or late of the West Grove Church of the Nazarene; thence extending along the same north 34 degrees 35 minutes 20 seconds west 107.17 feet to an iron pin along the same north 34 degrees 50 minutes 24 seconds east 297.53 feet to an old spike in the title line in 34 degrees 50 minutes 24 seconds east 297.53 feet to an old spike in the title line in the bed of Rosehill Road, thence extending along the same south 58 degrees 9 minutes 12 seconds east, 104.73 feet to the first mentioned point and place of beginning.

BEING parcel 'b' as shown on said plan

TITLE to said premises is vested in Juan E. Prado and Matilde Prado, h/w, by Deed from Juan E. Prado and Matilde Feliciano, h/w, dated 05/24/1999, recorded 06/02/1999 in Book 4573, Page 190.

UPI #58-8-126

BEING known as the premises of 260 Rose Hill Road, West Grove, PA 19390-8903

RESIDENTIAL property

PLAINTIFF: Wells Fargo Bank N A (S/B/M)

VS

DEFENDANT: **JUAN & MATILDE PRADO**

SALE ADDRESS: 260 Rose Hill Rd, West Grove, PA 19390

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

**SALE NO. 12-1-38****Writ of Execution No. 11-06566****DEBT \$396,685.06**

BY virtue of a Writ of Execution No.  
2011-06566-RC

OWNER(S) of property situate in the  
Township of West Vincent, Chester County,  
Pennsylvania, being 433 Fairmont Drive, Chester  
Springs, PA 19425-3657

UPI No. 25-7-0321

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$396,685.06

PLAINTIFF: Nationstar Mortgage  
LLC

VS

DEFENDANT: **CHARLES &  
JACQUELINE KESSLER**

SALE ADDRESS: 433 Fairmont  
Drive, Chester Springs, PA 19425

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

**SALE NO. 12-1-41****Writ of Execution No. 09-07982****DEBT \$191,746.33**

BY virtue of a Writ of Execution No.  
09-07982

OWNER(S) of property situate in the  
Township of New Garden, Chester County,  
Pennsylvania, being 100 Buena Vista Drive,  
Kennett Square, PA 19348-4219

UPI No. 60-2-163

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$191,746.33

PLAINTIFF: BAC Home Loans  
Servicing LP

VS

DEFENDANT: **HECTOR  
RAMIREZ-RIOS**

SALE ADDRESS: 100 Buena Vista Dr,  
Kennett Square, PA 19348

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

**SALE NO. 12-1-43****Writ of Execution No. 09-05813****DEBT \$557,680.81**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improvements  
thereon erected, situate in the Township of  
Tredyffinn, County of Chester and Commonwealth  
of Pennsylvania, bounded and described according  
to a map of property made for George K.  
McFarland, Trustee, by Milton R. Yerkes, Civil  
Engineers, Bryn Mawr, Pennsylvania, October 21,  
1937 and revised February 8, 1950, as follows, to  
wit:

BEGINNING at a point in the middle  
line of Hollow Road (thirty three feet wide) at the  
distance of five hundred eleven and nineteen one-  
hundredths feet measured northeastwardly along  
the middle line of said Hollow Road from its inter-  
section with the middle line of King of Prussia  
Road (thirty three feet wide); thence extending  
along the middle line of Hollow Road, north sixty  
nine degrees, seven minutes east, one hundred  
twenty four and fifty one one-hundredths feet to a  
point; thence extending south twenty three  
degrees, ten minutes east, two hundred fifty six  
and forty five one-hundredths feet to an iron pin;  
thence extending south sixty seven degrees, fifty  
nine minutes west, one hundred twenty four and  
forty two one-hundredths feet to a point; thence  
extending north twenty three degrees, ten minutes  
west, two hundred fifty eight and ninety one one-  
hundredths feet to the first mentioned point and  
place of beginning.

PROPERTY address: 896 Hollow  
Road, Wayne, PA 19087

FOLIO No. 43-7P-22

PLAINTIFF: Wells Fargo Bank NA as  
Trustee

VS

DEFENDANT: **KRISTEN & CHRIS-  
TIAN W., SR. LEVIS**

SALE ADDRESS: 896 Hollow Road,  
Wayne, PA 19087

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

**SALE NO. 12-1-44****Writ of Execution No. 10-08671****DEBT \$316,252.92**

BY virtue of a Writ of Execution No.  
10-08671

OWNER(S) of property situate in the Township of East Coventry, Chester County, Pennsylvania, being 224 South Savanna Drive, Pottstown, PA 19465-6603

UPI No. 18-1-392

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$316,252.92

PLAINTIFF: BAC Home Loans Servicing L P

VS

DEFENDANT: **MICHAEL & MICHELLE HUNTER**

SALE ADDRESS: 224 S. Savanna Dr, Pottstown, PA 19465

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

**SALE NO. 12-1-45**

**Writ of Execution No. 09-02772**

**DEBT \$304,140.30**

ALL THAT CERTAIN tract of land situate in East Nottingham Township, County of Chester Commonwealth of Pennsylvania as the same appears as Lot 152 on a Final Plan at "Wiltshire at Oxford" Subdivision #404202 prepared by Lake Roeder Hillard & Beers, Civil Engineers and Land Surveyors, Oxford, PA. and recorded in the Office of the Recorder of Deeds in and for Chester County, PA as Plan No. 14559, bounded and described as follows:

BEGINNING at a 3/4 rebar set on the easterly right of way line of Old Library Lane at the westerly corner of Lot 153 of the above referenced Plan, thence (1) along Lot 153, south 56 degrees 25 minutes 25 seconds east, 156.63 feet to a 3/4 rebar set at the westerly corner of Lot 149 and the northerly corner of Lot 151, having crossed a 15 foot wide drainage easement thence (2) along Lot 151, south 52 degrees 43 minutes 56 seconds west, 169.36 feet to a 3/4 rebar set on the easterly right of way line of Old Library Lane, thence along the easterly right of way line of Old Library Lane the following three courses and distances (3) along the 15 feet wide drainage easement north 37 degrees 16 minutes 04 seconds west, 18.08 feet to the point of curvature (4) along the arc of a 125.00 foot radius curve to the right 154.56 feet to the point of tangency, said curve having a chord distance of 144.90 feet and bearing north 01 degrees 50 minutes 44 seconds west and (5) north 33 degrees 34 minutes 35 seconds east,

35.97 feet to a rebar, the point of beginning.

SUBJECT to a 15 feet wide drainage easement as shown on the above referenced Plan.

TITLE to said premises is vested in Tracy S. Fuller a/k/a Tracy Shane Fuller and Rebecca L. Fuller a/k/a Rebecca Lynn Fuller, husband and wife, by Deed from Vincent P. Cipollone, Jr. dated May 9, 2006 and recorded May 18, 2008 in Deed Book 6846, Page 1176 Instrument #10651242.

PREMISES being known as: 908 Old Library Lane, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-3-64.90

PLAINTIFF: The Bank of New York as Trustee

VS

DEFENDANT: **TRACY & REBECCA FULLER**

SALE ADDRESS: 908 Old Library Ln, Oxford, PA 19363

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

**SALE NO. 12-1-46**

**Writ of Execution No. 10-11529**

**DEBT \$194,821.47**

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected; situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, being Lot No. 76 as shown on the Plan of Pennypacker Gardens, Sections A and B, made for Radmont, In. by M.R. and J.B. Yerkes, Civil Engineers on September 6, 1952 and last revised November 3, 1952 and recorded December 26, 1952 in the Office for the Recording of Deeds at West Chester, Pennsylvania in Plan Book 3 page 19, said lot being more fully bounded and described according to said Plan as follows, to wit.

SITUATE on the southwesterly side of City Line Avenue (50 feet wide) at the distance of 187.71 feet measured south 56 degrees 40 minutes east from the intersection of the said southwesterly side of City Line Avenue with the southeasterly side of Tyler Avenue (50 feet wide) (both lines produced).

CONTAINING in front or breath south 56 degrees 40 minutes east on the southwesterly side of City Line Avenue 64 feet and extending of that width in length or depth south 33 degrees 20 minutes west between parallel lines at right angles

to the said southwesterly side of City line Avenue 125 feet.

COUNTY PARCEL NUMBER 15-16-51

BEING the same premises which Geoffrey L. Wilson and Amy B. Wilson, formerly Amy B. Matzik, by Deed dated March 5, 1997 and recorded April 4, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4159 Page 2006, granted and conveyed unto Geoffrey L. Wilson and Amy B. Wilson, h/w, in fee.

PLAINTIFF: Household Finance  
Consumer Discount Company  
VS

DEFENDANT: **GEOFFREY L. &  
AMY B. WILSON**

SALE ADDRESS: 502 City Line  
Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **STEVEN  
KEITH EISENBERG, (215) 572-8111**

**SALE NO. 12-1-47  
Writ of Execution No. 10-13878  
DEBT \$279,968.40**

ALL THAT CERTAIN lot or piece of ground situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Hedgerow made by Robert F. Harsch & Associates, Inc. dated January 19, 1976 and recorded at Chester County as Plan No. 360, as follows:

BEGINNING at a point on the center line of Cambridge Court which point of beginning is measured along the center line of Cambridge Court the 2 following courses and distances from a point of intersection which the center line of Cambridge Court makes with the center line of Hawthorne Drive: (1) south eighty two degrees fifty minutes zero seconds west, fourteen and twenty five feet to a point of curve and (2) extending along the arc of a circle curving to the left having a radius of one hundred fifty feet the arc distance of thirty nine and five one-hundredths feet to the first mentioned point of beginning; thence extending from said point of beginning along the center line of Cambridge Court the 2 following courses and distances: (1) extending along the arc of a circle curving to the left having a radius of one hundred fifty feet the arc distance of six and sixty seven one-hundredths feet to a point of tangent; (2)

south sixty eight degrees forty five minutes zero seconds west fifty seven feet to a point a corner of Lot 31; thence extending along the same north twenty one degrees fifteen minutes zero seconds west ninety eight and ten one-hundredths feet to a point on line of open space area No. 5; thence extending along the same north seventy four degrees thirty nine minutes five seconds east sixty eight and nine one-hundredths feet to a point a corner of Lot 29; thence extending along the same south eighteen minutes six seconds east ninety one and thirty four one-hundredths feet to a point on the center line of Cambridge Court, being the first mentioned point and place of beginning.

BEING the same premises which Steven D. Heiser, by Deed dated March 30, 2005, and recorded April 8, 2005, in Book 6456, Page 202, granted and conveyed unto Thomas Willett and Rebecca Willett, h/w. The said Thomas Willett departed this life on 05/1/2007 by which title became solely vested in Rebecca Willett as surviving tenant by the entireties.

TITLE to said premises is vested in Shannin Leigh Dabrow, by Deed from Rebecca Willett, dated 05/17/2007, recorded 06/14/2007 in Book 7186, Page 1766.

BEING known as the premises of 30 Cambridge Court, Downingtown, PA 19335-1112  
UPI No. 30-2N-78

RESIDENTIAL property

SEIZED in execution as the property of Shannin Leigh Dabrow on No.: 10-13878

PLAINTIFF: BAC Home Loans  
Servicing LP  
VS

DEFENDANT: **SHANNIN LEIGH  
DABROW**

SALE ADDRESS: 30 Cambridge  
Court, Downingtown, PA 19335

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

**SALE NO. 12-1-48  
Writ of Execution No. 11-01549  
DEBT \$61,064.21**

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Township of West Caln, County of Chester, Pa., bounded and described, as follows:

BEGINNING at a corner in the public road, a corner of lands now or late of John W. Hilton; thence along said road, south 83 degrees 40



minutes west 249.2 feet to a corner; thence leaving said road; by remaining lands of Emery R. Phillips et al, of which this is a part, south 06 degrees 40 minutes east 266.5 feet to an iron pin and by the same, north 58 degrees 39 minutes east 43.6 feet to a pin, and south 29 degrees 27 minutes east 136.7 feet to a pin, and still by the same, north 57 degrees 19 minutes east, 169.6 feet to an iron pin in a line of land of John W. Hilton; thence by the same, north 05 degrees 26 minutes west 302 feet to the place of beginning.

CONTAINING 1 acre and 130 perches of land more or less.

BEING Tax Parcel No. 28-8-65.

TITLE is vested in Leroy Herman and Melissa Herman, as tenants by the entirety, by Deed from Sallie Herman, dated 3/18/2005 and recorded 7/29/2005 in Record Book 6567, Page 955.

B.L.R. No. 28-8-65

IMPROVEMENTS: residential dwelling.

PLAINTIFF: American General Consumer Discount Company  
VS

DEFENDANT: **LEROY M. & MELISSA HERMAN**

SALE ADDRESS: 1480 Airport Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BENJAMIN ELI WITMER, 610-275-7990**

**SALE NO. 12-1-49**

**Writ of Execution No. 11-07892**

**DEBT \$63,153.85**

ALL THAT CERTAIN lot or land on which is erected the west house of a block of two frame dwelling houses situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the south curb line of Belmont Street intersects the east line of White alley thence along the south curb line of Belmont Street north eighty-one degrees four minutes east twenty-one and six-tenths feet to a point on said curb line aforesaid opposite the middle of the dividing partition between said block of two frame dwelling houses; thence south nine degrees sixteen minutes east through the middle of said dividing partition one hundred twenty-eight feet to the north line of Pansy Alley; thence by the same south eighty-one degrees four minutes west

twenty-two and six tenths feet to the east line of White Alley; thence by the same north nine degrees sixteen minutes west one hundred eight feet to the place of beginning.

CONTAINING twenty-eight hundred ninety-two and eight tenths square feet of land, be the same more or less.

TAX Parcel #: 16-6-0478

BEING known as: 618 Belmont Street, Coatesville, PA 19320

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **SHARON L. GRIEST**

SALE ADDRESS: 618 Belmont St, Coatesville, PA 19320

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

**SALE NO. 12-1-50**

**Writ of Execution No. 09-14413**

**DEBT \$268,298.37**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of School House Manor, made by Berger & Hayes, Inc., Consulting Engineers, Thorndale, Pa., dated 4/15/1976 last revised 7/26/1976 as follows, to wit:-

BEGINNING at a point on the westerly side of School House Lane (50 feet wide) said point being also a corner of Lot No. 6 (as shown on said Plan); thence extending from said beginning point and along the westerly side of School House Lane south 12 degrees 23 minutes west 150 feet to a point, a corner of Lot No. 4; thence extending along the same south 81 degrees 07 minutes 09 seconds west 436.94 feet to a point in line of lands of Margaret and Joseph Toomey; thence extending along the same north 08 degrees 52 minutes 51 seconds west 149.72 feet to a point, a corner of Lot No. 6; thence extending along the same north 81 degrees 07 minutes 09 seconds east 427.77 feet to the first mentioned point and place of beginning.

CONTAINING 1.486 acres of land be the same more or less.

BEING Lot No. 5 as shown on said Plan.

TITLE to said premises is vested in Clarence D. Fanning, Jr., and Hope R. Pittman by

Deed from Anthony M. Costanzo and Eileen M. Costanzo, husband and wife dated March 15, 2006 and recorded March 29, 2006 in Deed Book 6799, Page 1963.

PREMISES being known as: 130 School House Lane, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3-7.17

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **CLARENCE D. FANNING, JR and HOPE R. PITTMAN**

SALE ADDRESS: 130 School House Lane, Coatesville, PA 19320

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

**SALE NO. 12-1-51**

**Writ of Execution No. 10-10729**

**DEBT \$340,614.83**

ALL THAT CERTAIN message and tract of ground with the building thereon erected, situate in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, and being more particularly bounded and described in accordance with a survey made by George E. Register, Jr.

UPI No. 62-4-156

PROPERTY address: 947 (formerly 945) Sills Mill Rd., Kennett Square, PA  
IMPROVEMENTS: residential dwelling

SOLD as the property of: James Rostocki

PLAINTIFF: Wilmington Savings Fund Society FSB

VS

DEFENDANT: **JAMES ROSTOCKI**  
SALE ADDRESS: 947 Sills Mill Rd (formerly 945), Kennett Square, PA 19348

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

**SALE NO. 12-1-52**

**Writ of Execution No. 11-02059**

**DEBT \$204,772.45**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Westtown, County of Chester and the Commonwealth of Pennsylvania, bounded and described according to

a Final Title Plan for Chesterfield, Durham Court-Building 600, made by Chester Valley Engineers, Inc., dated June 17, 1986 and recorded June 25, 1986 in Chester County as Plan No. 6401, and being more fully described as follows:

BEGINNING at a point along a limited common area, said point also being the northwest corner of Unit No. 601 as shown on said Plan; thence extending along said limited common area the following twelve courses and distances; (1) north 03 degrees 23 minutes 30 seconds east, 10.8 feet to a point and (2) south 86 degrees 36 minutes 30 seconds east, 2.0 feet to a point and (3) north 03 degrees 23 minutes 30 seconds east, 10.2 feet to a point and (4) north 86 degrees 36 minutes 30 seconds west, 2.0 feet to a point, and (5) north 03 degrees 23 minutes 30 seconds east, 14.0 feet to a point and (6) south 86 degrees 36 minutes 30 seconds east, 26.7 feet to a point and (7) north 03 degrees 23 minutes 30 seconds east, 4.0 feet to a point and (8) south 86 degrees 36 minutes 30 seconds east, 12.3 feet to a point and (9) south 03 degrees 23 minutes 30 seconds west, 4.0 feet to a point and (10) south 86 degrees 36 minutes 30 seconds east, 11.0 feet to a point and (11) south 03 degrees 23 minutes 30 seconds west, 35.0 feet to a point (12) north 86 degrees 36 minutes 30 seconds west, 6.0 feet to a corner of Unit No. 601; thence extending along same north 86 degrees 36 minutes 30 seconds west, 44.0 feet to the first mentioned point and place of beginning.

BEING Unit No. 600 as shown on said Plan.

BEING Parcel No. 67-3-332.

TOGETHER with exclusive easements over such Limited Common Area as shall be designated as reserved for the use of such lot as put forth in Declaration of Covenants, Restrictions, Easements, Charges and Liens as recorded on January 6, 1986 in Record Book 182 Page 335.

TITLE to said premises is vested in Edward J. Johnis and Fannie S. Johnis, husband and wife by Deed from Barbara A. Wesson dated January 4, 1996 and recorded February 1, 1996 in Deed Book 3989 Page 2292.

AND the said Edward J. Johnis departed this life on 02/15/2001 whereby title to said property became vested to Fannie S. Johnis, by right of survivorship.

PLAINTIFF: TD Bank NA

VS

DEFENDANT: **THE ESTATE OF EDWARD J. JOHNIS**



SALE ADDRESS: 600 Durham Court,  
West Chester, PA 19382

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

**SALE NO. 12-1-53**

**Writ of Execution No. 10-14635**

**DEBT \$249,111.39**

**PREMISES "A"**

ALL THOSE TWO CERTAIN adjoining frame dwelling houses and lots or pieces of ground, situate on the northerly side of High Street, in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described together according to a survey by William J. Magarity on November 5, 1931, as follows, to wit:—

BEGINNING at a point on the northerly side of High Street, at a distance of 110.86 feet measured northeastwardly from an angle point opposite Main Street; thence continuing along the northerly side of High Street, at a distance of 10.00 feet parallel with the curb, north 64 degrees 30 minutes east, a distance of 22.24 feet to lands now or late of Herman Phillips; thence along said lands now or late of Herman Phillips north 23 degrees 00 minutes west, a distance of 116.50 feet to a corner of other lands now or late of Tessie Siegel; thence south 69 degrees 00 minutes west, a distance of 25.69 feet to other lands now or late of Tessie Siegel; thence still along the latter lands, south 24 degrees 40 minutes east, a distance of 118.42 feet to the first mentioned point and place of beginning.

BEING known as 213 and 215 High Street.

**PREMISES "B"**

ALL THAT CERTAIN one-half of a double stone plastered house, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, R.S. on May 22, 1946, as follows, to wit:—

BEGINNING at a point on the northerly side of High Street (53.00 feet wide), opposite the extended division line between House Numbers 215 and 217 High Street; thence extending along the northerly side of High Street south 64 degrees 30 minutes west 15.48 feet to a point opposite the center line of House Numbers 217 and 219 High Street; thence through the division wall north 25 degrees 17 minutes west 40.62 feet to a point in the rear wall; thence on a line cutting

through the center line of a twin outhouse, north 20 degrees 58 minutes west 77.65 feet to an iron pipe; thence along other lands of previous grantors, north 64 degrees 16 minutes east 9.64 feet to an iron pipe; thence along lands of House Number 215 High Street, running through the division wall between House Numbers 215 and 217 High Street, south 25 degrees 17 minutes east 118.05 feet to the first mentioned point and place of beginning.

BEING known as 217 High Street.

**PREMISES "C"**

ALL THAT CERTAIN stone dwelling house and lot or piece of ground, situate on the northerly side of High Street, in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Earl R. Ewing, Registered Surveyor, No. 6015, under date of May 22, 1946, as follows, to wit:—

BEGINNING at a point on the northerly side of High Street (laid out 53.00 feet wide), 15.48 feet westwardly of the division wall between numbers 215 and 217 High Street; thence along the northerly side of High Street south 64 degrees 30 minutes west 16.52 feet to a point; thence along a wall of Number 221 High Street north 25 degrees 00 minutes west 52.91 feet to a point; thence along another wall north 64 degrees 30 minutes east 5.00 feet to a point; thence along a building and a fence line in the three following courses and distances, viz: (1) north 25 degrees 00 minutes west 11.40 feet; (2) north 11 degrees 00 minutes west 4.12 feet; and (3) north 24 degrees 12 minutes west 48.74 feet to a fence post; thence north 64 degrees 16 minutes east 14.67 feet to an iron pipe; thence on a line cutting through the center line of a twin outhouse south 20 degrees 58 minutes east 77.64 feet to the rear wall of the house; thence through the house south 25 degrees 17 minutes east 40.62 feet to the first mentioned point and place of beginning.

BEING known as 219 High Street

BEING as to Premises "A" UPI # 15-5-

512

BEING as to Premises "B" UPI #15-5-

511

BEING as to Premises "C" UPI #15-5-

510

BEING as to Premises "A" "B" and "C", Lee F. Erb by Deed dated May 7, 2004, recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania in Record Book 6161 Page 2102,

granted and conveyed unto Andrew Duren Jr., and Craig Atkins, their heirs and assigns as tenants in common

PLAINTIFF: TD Bank NA  
VS

DEFENDANT: **ANDREW DUREN,  
JR and CRAIG ATKINS**

SALE ADDRESS: 213-219 High  
Street, Phoenixville, PA 19460

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

**SALE NO. 12-1-54**  
**Writ of Execution No. 10-07232**  
**DEBT \$287,026.79**

ALL THAT CERTAIN lot or place of ground, situate in the Township of Sadsbury, Chester County, PA bounded and described according to a Plan of Southview made by Harry M. Strong Engineering and Land Surveyors, dated 2/13/1996 revised 9/12/1996 recorded in Chester County as Plan No. 13802 as follows, to wit:

BEGINNING at a point on the east side of Western Avenue (50 feet wide) a corner of Lot 2 as shown on said Plan; thence from said point of beginning along Western Avenue north 2 degrees 54 minutes 43 seconds east 166.00 feet to a point on the south said of Valley Road; thence along the side of Valley Road south 78 degrees 4 minutes 0 seconds east 392.90 feet to a point in line of lands of Philadelphia Electric Company; thence along the lands of Philadelphia Electric Company south 5 degrees 20 minutes 1 seconds east 100.00 feet to a point a corner of Lot 2; thence along Lot 2 north 87 degrees 51 minutes 38 seconds west 402.42 feet to the first mentioned point and place of beginning.

CONTAINING 52,157.21 square feet, more or less

BEING UPI No. 37-4-108.7

BEING the same premises which Household Finance Company by Indenture bearing date 2/3/2005 and recorded 2/14/2005 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 6409 Page 1194, granted and conveyed unto Daniel C. Eldredge and Linda D. Eldredge, husband and wife, in fee.

BEING known as 10 Western Avenue  
PLAINTIFF: TD Bank NA (FKA)  
VS

DEFENDANT: **LINDA & DANIEL  
ELDRIDGE**

SALE ADDRESS: 10 Western Ave,  
Parkesburg, PA 19365

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

**SALE NO. 12-1-55**  
**Writ of Execution No. 10-10005**  
**DEBT \$382,238.85**

ALL THAT CERTAIN unit in the property known, named and identified as Eagleview Livework, a condominium, located in Uwchlan Township, Chester County, Pennsylvania, which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Chester County Department of Records of a Declaration dated July 14, 2004 and recorded on August 6, 2004 in Record Book 6243 page 1134, being designated as Unit No. 17 together with a proportionate undivided interest in the Common Element (as defined in such Declaration) of 12.5%.

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

BEING known as 566 and 570  
Wharton Boulevard.

BEING part of Chester County UPI  
#33-4-8.4.

BEING the same premise which Hankin Enterprises, Ltd. by Deed dated January 19, 2004 and recorded February 3, 2005 in the Office of the Recorder of Deeds of Chester County in Record Book Volume 6402, Page 873, granted and conveyed unto Vance E. Foley and Pamela D. Hale, as Joint Tenants with the Right of Survivorship, in fee.

TO be sold as the property of Vance E.  
Foley and Pamela D. Hale.

PLAINTIFF: National Penn Bank  
VS

DEFENDANT: **PAMELA D. HALE**  
**and VANCE E. FOLEY**

SALE ADDRESS: 566-570 Wharton  
Dr Unit 17, Exton, PA 19341

PLAINTIFF ATTORNEY: **ALEXA S.**  
**ANTANAVAGE, 610-372-7700**

**SALE NO. 12-1-56**  
**Writ of Execution No. 11-07857**  
**DEBT \$868,243.80**

ALL THAT CERTAIN lot or tract of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Goshen Township, Chester County, Pennsylvania, designated as Lot No. 1 of Plan of Lots of "Edgewood", as recorded in the Recorder of Deeds Office at West Chester, Pennsylvania, in Books of Plans No. 2 Page 5 more particularly bounded and described as follows:

BEGINNING at a corner of Lot No. 7 in the center line of the West Chester Turnpike, at the distance of 541.9 feet, measured northwesterly from the center line of Ellis Road (Ellis Road is the dividing line between East Goshen and West Goshen Townships); thence passing over an iron pin, 40 feet from the center line of the West Chester Turnpike, north 24 degrees, 43 minutes east, 262.6 feet to an iron pin set for a corner of Lot No. 7 in line of lands of Eleanor S.K. Ellis; thence north 89 degrees, 10 minutes west, a distance of 193.22 feet to an iron pin in line of land of Nathan Worrell; thence south 02 degrees, 33 minutes west, along said Worrell land, a distance of 188.15 feet to a point in the center line of the said East Chester Turnpike; thence by center line of said Turnpike, south 65 degrees, 17 minutes east, 100 feet to the place of beginning.

BEING known as 1215 West Chester Pike, West Chester, Pennsylvania 19382.

BEING Parcel #52-06A-0039

BEING UPI #52-6A-39

IMPROVEMENTS: Commercial  
Building

PLAINTIFF: National Penn Bank  
VS

DEFENDANT: **CRAWDADDY'S**  
**BAYOU BAR & GRILL INC and ROBERT M.**  
**TRABOLD**

SALE ADDRESS: 1215 West Chester  
Pike, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ERIK D.**  
**SPURLIN, 610-779-0772**

**SALE NO. 12-1-57**  
**Writ of Execution No. 10-03419**  
**DEBT \$630,373.76**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared by Edward B. Walsh & Associates, Inc., dated 11/1/1995, last revised 7/2/1997 and recorded 1/18/2000 as Plan No. 15239, as follows, to wit:

BEGINNING at a point on the north-easterly side of Green Valley Road, a corner of Lot No. 7 on said Plan; thence from said beginning point and along Green Valley Road on the arc of a circle curving to the left having a radius of 177.00 feet, the arc distance of 81.70 feet to a point, a corner of Lot No. 4 on said Plan; thence leaving Green Valley Road and extending along Lot 4, north 06 degrees 32 minutes 48 seconds west 234.27 feet to a point in line of lands now or late of Church Farm School; thence extending along same, north 68 degrees 32 minutes 39 seconds east 53.11 feet to a point, a corner of Lot No. 6 on said Plan; thence extending along Lot 6, south 25 degrees 01 minutes 29 seconds east 153.40 feet to a point and north 65 degrees 08 minutes 21 seconds east 50.00 feet to a point, a corner of Lot No. 7 aforesaid; thence extending along Lot 7 and through the bed of a sanitary sewer easement, south 20 degrees 08 minutes 02 seconds west 152.53 feet to a point on the northeasterly side of Green Valley Road, the first mentioned point and place of beginning.

COMMONLY known as: 209 Green Valley Road, Exton, PA 19341

BEING the same premises which Anne L. Pisano, a married person, by Deed dated July 27, 2007 and recorded October 26, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7294 Page 1436, as Instrument Number 10798724, granted and conveyed unto Louis Pisano, in fee.

UPI # 41-5-70.4

PLAINTIFF: Household Realty  
Corporation  
VS

DEFENDANT: **LOUIS PISANO**  
SALE ADDRESS: 209 Green Valley  
Road, Exton, PA 19341

PLAINTIFF ATTORNEY: STEVEN  
KEITH EISENBERG, 215-572-8111

**SALE NO. 12-1-58**  
**Writ of Execution No. 10-13610**  
**DEBT \$345,956.11**

ALL THAT CERTAIN tract or piece of ground, together with the two story Chester County colonial dwelling about to be erected thereon, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Coventryshire, made by Albert G. Newbold dated May 1975 and recorded in Chester County as Plan #303 as follows, to wit:

BEGINNING at a point on the south-east side of Scholl Road, a corner of Lot #32 on said Plan; thence extending from said point of beginning leaving the said side of Scholl Road and along Lot #32 south 63 degrees 46 minutes east 275.80 feet to a corner of Lot #26; thence extending along the same south 35 degrees 52 minutes 50 seconds west 362.42 feet to a point on the north-east side of Scholl Road; thence extending along the northeasterly, easterly and southeasterly sides of Scholl Road along the arc of a circle curving to the right having a radius of 275 feet the arc distance of 473.34 feet to a point on the southeast side of Scholl Road, being the first mentioned point and place of beginning.

BEING Lot #28 as on said Plan.

BEING Tax Parcel No. 17-2-21.17

AS described in mortgage book 7024  
page 1073

BEING known as: 838 Scholl Road,  
Pottstown, PA 19465

PROPERTY ID No.: 17-02-0021.170

UPI No.: 17-2-21.17

TITLE to said premises is vested in Trevor Gordon by Deed from Bradley Thomas and Tina Grace dated 11/29/2006 recorded 12/5/2006 in Deed Book 7024 Page 1069.

PLAINTIFF: Bank of America NA  
VS

DEFENDANT: **TREVOR GORDON**  
SALE ADDRESS: 838 Scholl Road,  
Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JEROME**  
**B BLANK**

**SALE NO. 12-1-59**  
**Writ of Execution No. 10-03915**  
**DEBT \$271,788.79**

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

SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Lots made for Williams and James, Inc., by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania on July 23, 1954, as follows, to wit:

BEGINNING at a point on the south-westerly side of Hilltop Road (50 feet wide) at the distance of 560.34 feet measured northwestwardly along the said side of Hilltop Road from a point of curve, which point of curve is at the arc distance of 15.70 feet measured along the arc of a circle curving to the left having a radius of 10 feet from a point of tangent, on the northwesterly side of Oak Hill Road (50 feet wide).

CONTAINING in front or breadth along the said side of Hilltop Road, north 29 degrees, 34 minutes west 150 feet and extending of that width in length or depth between parallel lines at right angles to the said Hilltop Road, south 60 degrees, 26 minutes west 249.95 feet.

BEING Lot #32 on the above mentioned Plan.

TITLE to said premises is vested in David E. Sayre and Margaret L. Sayre by Deed from David E. Sayre dated February 12, 1997 and recorded June 18, 1997 in Deed Book 4191, Page 715.

ON June 20, 2007, Margaret Sayre departed this life leaving title vested solely to David Syre by operation of law.

ON November 20, 2009, David Sayre departed this life. Letters Testamentary were granted to Kelly Anne Yang, Executrix of the Estate of David Syre, Deceased Mortgagor and Real Owner.

PREMISES being known as: 116 West Hilltop Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 67-3-10

PLAINTIFF: The Bank of New York  
VS  
DEFENDANT: **KELLY ANNE**

**YANG**

SALE ADDRESS: 116 W Hilltop Rd,  
West Chester, PA 19382

PLAINTIFF ATTORNEY: **MAR-**

GARET GAIRO, 215-790-1010

KAYES, 856-669-5400

**SALE NO. 12-1-60****Writ of Execution No. 10-14449****DEBT \$366,728.87**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a Plan of Penn's Greene, made by Register & Associates, Inc., dated 11/17/89, last revised 6/22/93 and recorded on 6/22/93, as Plan #12142, as follows, to wit:

BEGINNING at a point on the north-westerly side of road "A", said point also being a corner of Lot #2; thence extending from said beginning point and along the northwesterly side of road "A", south 40 degrees 17 minutes 50 seconds west, 160 feet to a point, a corner of open space A; thence extending along the same, the 2 following courses and distances: (1) north 49 degrees 42 minutes 10 seconds west, 250.37 feet to a point and (2) north 24 degrees 58 minutes 51 seconds east, 165 feet to a point, a corner of Lot #2; thence extending along the same, south 49 degrees 42 minutes 10 seconds east, 294.19 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

CONTAINING 1.000 acre of land be the same more or less.

BEING Tax UPI #58-2-44

A.P.N. #: 58-02-0044

AS described in mortgage book: 6409,  
Page: 712

BEING known as: 12 Penns Greene Drive, West Grove, PA 19390

PROPERTY ID No.: 58-02-0044

UPI No.: 58-2-44

TITLE to said premises is vested in Gary Betty and Lisa Betty, husband and wife, as tenants by the entireties by Deed from Edward T. Weleski, Jr and Nancy R. Weleski, husband and wife dated 08/31/2001 recorded 09/05/2001 in Deed Book 5056 Page 0252.

PLAINTIFF: BAC Home Loans  
Servicing LP (F/K/A)

VS

DEFENDANT: **GARY & LISA**

**BETTY**

SALE ADDRESS: 12 Penn Greene Drive, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ADAM L.**

**SALE NO. 12-1-61****Writ of Execution No. 10-13769****DEBT \$385,059.28**

BY virtue of a Writ of Execution No.  
2010-13769

OWNER(S) of property situate in the Township of East Whiteland, Chester County, Pennsylvania, being 3 Forest Way, Malvern, PA 19355-2011

UPI No. 42-4Q-178

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$385,059.28

PLAINTIFF: BAC Home Loans  
Servicing LP

VS

DEFENDANT: **MARK W. KEIL-  
BAUGH**

SALE ADDRESS: 3 Forest Way,  
Malvern, PA 19355

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

**SALE NO. 12-1-62****Writ of Execution No. 11-02023****DEBT \$323,916.97**

BY virtue of a Writ of Execution No.  
2011-02023-RC

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 213 Long Lane, West Chester, PA 19380-4707

UPI No. 52-5C-205

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$323,916.97

PLAINTIFF: PHH Mortgage  
Corporation

VS

DEFENDANT: **TONYA L.  
MITCHELL-WESTON**

SALE ADDRESS: 213 Long Lane,  
West Chester, PA 19380

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

**SALE NO. 12-1-63**  
**Writ of Execution No. 10-11359**  
**DEBT \$254,765.57**

BY virtue of a Writ of Execution No.  
 10-11359

OWNER(S) of property situate in the  
 Township of West Whiteland, Chester County,  
 Pennsylvania, being 1010 Queen Drive, West  
 Chester, PA 19380-1446

UPI No. 41-6K-123

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$254,765.57

PLAINTIFF: BAC Home Loans  
 Servicing (FKA)  
 VS

DEFENDANT: **MARVIN SWINE-  
 HART**

SALE ADDRESS: 101 Queen Dr, West  
 Chester, PA 19380

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

**SALE NO. 12-1-64**  
**Writ of Execution No. 09-15182**  
**DEBT \$166,968.00**

BY virtue of a Writ of Execution No.  
 09-15182

OWNER(S) of property situate in the  
 Township of West Whiteland, Chester County,  
 Pennsylvania, being 814 West Cub Hunt Lane,  
 West Chester, PA 19380-1743

UPI No. 41-6-260

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$166,968.00

PLAINTIFF: Beneficial Mutual  
 Savings Bank  
 VS

DEFENDANT: **YONG & HEE  
 SOON LEE**

SALE ADDRESS: 814 W. Cub Hunt  
 Ln, West Chester, PA 19380

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

**SALE NO. 12-1-65**  
**Writ of Execution No. 08-03009**  
**DEBT \$195,556.83**

ALL THAT CERTAIN message and

lot or piece of land with the buildings and  
 improvements erected thereon, hereditaments and  
 appurtenances.

SITUATE in the Township of North  
 Coventry, County of Chester, State of  
 Pennsylvania, bounded and described as follows,  
 to wit:

BEGINNING at a post or stake in the  
 middle of a public road, a corner of lands now or  
 late of John Halderman; thence by the same north  
 43 degrees east 15.00 perches to a post; thence by  
 lands formerly of Samuel Bard, north 41 degrees  
 west, 5.20 perches to a post; thence south 43  
 degrees west 15.40 perches to a post or stake in the  
 middle of a public road, thence along the middle of  
 said road, south 41 degrees east, 5.20 perches to  
 the place of beginning.

BEING UPI #17-7-16

TITLE to said premises is vested in  
 Orville R. March, Jr a/k/a Orville R. March, III by  
 Deed from Kurt D. Esser dated October 12, 2002  
 and recorded October 16, 2002 in Deed Book  
 5423, Page 1019, Instrument No.: 10139676.

PREMISES being known as: 903  
 Cherry Hill Lane, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-7-16

PLAINTIFF: Countrywide Home  
 Loans Inc AKA Deutsche Bank-Harborview  
 VS

DEFENDANT: **ORVILLE R. (JR)  
 MARCH AKA ORVILLE R. (III) MARCH**

SALE ADDRESS: 903 Cherry Hill  
 Lane, Pottstown, PA 19465

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

**SALE NO. 12-1-66**  
**Writ of Execution No. 10-09184**  
**DEBT \$70,371.89**

BY virtue of a Writ of Execution No.  
 10-09184

OWNER(S) of property situate in the  
 Borough of Phoenixville, Chester County,  
 Pennsylvania, being 355 Walnut Street,  
 Phoenixville, PA 19460-3546

UPI No. 15-9-467

IMPROVEMENTS thereon: residential  
 dwelling

JUDGMENT amount: \$70,371.89

PLAINTIFF: BAC Home Loans  
 Servicing LP  
 VS

DEFENDANT: **CLAIR F. McCLINTIC**

SALE ADDRESS: 355 Walnut St, Phoenixville, PA 19460

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

**SALE NO. 12-1-67**  
**Writ of Execution No. 10-11106**  
**DEBT \$135,274.05**

BY virtue of a Writ of Execution No. 10-11106

OWNER(S) of property situate in the Borough of Parkesburg, Chester County, Pennsylvania, being 103 East 2nd Avenue, Parkesburg, PA 19365-1245

UPI No. 8-4-120

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$135,274.05

PLAINTIFF: Wells Fargo Bank NA (S/B/M)

VS

DEFENDANT: **D. ANDREW & JENNIFER DIFILIPPO**

SALE ADDRESS: 103 East 2nd Avenue, Parkesburg, PA 19365

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

**SALE NO. 12-1-68**  
**Writ of Execution No. 08-02733**  
**DEBT \$175,850.36**

BY virtue of a Writ of Execution No. 08-02733

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 2800 East Kings Highway, Coatesville, PA 19320-2152

UPI No. 39-4-84

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$175,850.36

PLAINTIFF: Countrywide Home Loans Inc

VS

DEFENDANT: **RICHARD KINNEY**  
 SALE ADDRESS: 2800 East Kings Highway, Coatesville, PA 19320

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

**SALE NO. 12-1-69**  
**Writ of Execution No. 11-05790**  
**DEBT \$187,188.89**

TRACT I:

ALL THAT CERTAIN lot of land situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a survey by George E. Register, Registered Surveyor, dated October 10, 1949, as follows:

BEGINNING at an iron pin set in a line of land which P.S. DuPont conveyed to the Commonwealth of Pennsylvania, and said pin being a corner of land which Grantees herein are about to convey to Lester L. Larson, said pin being set in the east right of way line of Pennsylvania State Highway Route #134; thence along land of W.D. Huffman about to be conveyed to L. L. Larson, north 70 degrees 19 minutes east 217.8 feet to an iron pin; thence along land of Shirley T. Swayne the next two courses and distances, to wit: south 19 degrees 23 minutes east 100 feet to an iron pin; thence south 70 degrees 19 minutes west 217.8 feet to an iron pin set in line of land conveyed by DuPont to the Commonwealth, as aforesaid; thence along the last mentioned land by a line being the east right of way of Pennsylvania State Highway Route #134 leading from Hamorton to Mendenhall north 19 degrees 23 minutes west 100 feet to the first mentioned point and place of beginning.

CONTAINING one-half acre of land, more or less.

TRACT II:

ALL THAT CERTAIN lot of land situate in Kennett Township, Chester County, Pennsylvania as follows:

BEGINNING at an iron pin in the east right of way line of Pennsylvania State Highway Route #134, said point of beginning being a corner of land of Grantees herein. Thence by land of said Grantees, north 70 degrees 19 minutes east 217.8 feet to an iron pin in line of land of Grantor herein; thence by land of said Grantor the next two courses and distances: south 19 degrees 23 minutes east 25 feet to an iron pin; thence south 70 degrees 19 minutes west 217.8 feet to an iron pin set in the east right of way of Pennsylvania State Highway Route #134 leading from Hamorton to Mendenhall; thence by said east right of way line north 19 degrees 23 minutes west 25 feet to the point and place of beginning.

CONTAINING 544.5 square feet of



land be the same more or less.

TRACT III:

ALL THAT CERTAIN tract of land situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a recent survey made by T. G. Colesworthy, Registered Surveyor, as follows:

BEGINNING at an iron pin at the northwest corner of land belonging to Wilbur D. Huffman. Being the southwest corner of land presently owned by Lester L. Larson and the southeast corner of land belonging to P. S. DuPont about to be conveyed to Lester L. Larson thence extending along land of Wilbur D. Huffman, South 19 degrees 23 minutes 29 minutes 20 seconds east 125 feet to an iron pin a corner of land belonging to Shirley T. Swayne; thence extending along other land of P. S. DuPont about to be conveyed to Shirley T. Swayne, south 70 degrees 19 minutes west 82.85 feet to the center line of the concrete pavement of the State Highway leading from Hamorton to Wilmington; thence extending along the center line of the concrete pavement of the State Highway north 18 degrees 19 minutes west 125.04 feet; thence leaving the State Highway and extending along other land of P. S. DuPont about to be conveyed to Lester L. Larson, north 70 degrees, 19 minutes east 80.51 feet the first mentioned point and place of beginning.

CONTAINING 10,210 square feet of land be the same more or less.

TRACT IV:

ALL THAT CERTAIN tract of land situate in Kennett township, Chester County, Pennsylvania, bounded and described according to a blueprint of Harold Tattersall, C.E., dated June 27, 1953, as follows:

BEGINNING at point in line of land of Lester Larson, now or late, and a corner of land of Grantee herein; thence by Larson's land north 70 degrees 19 minutes east 126.59 feet to an iron pin set in line of land now or late of Russell Brewer et ux; thence by line of the same south 19 degrees 23 minutes 20 seconds east 125 feet to an iron pin a corner of land of Shirley T. Swayne; thence by said Swayne's land south 70 degrees 19 minutes west 126.69 feet to an iron pin, another corner of land of said Grantees; thence by said Grantee's land north 19 degrees 23 minutes 20 seconds west 126 feet to the point and place of beginning.

CONTAINING 15,780 square feet of land, be the same more or less.

TAX I.D. No.: 62-5-32

For information purpose only property is also known as:

315 Kennett Pike, Mendenhall, PA 19357 a/k/a

315 Kennett Pike, Chadds Ford, PA 19317

TITLE TO SAID PREMISES is vested in Stephen T. Bruni and Barbara P. Bruni, husband and wife, from Stephen T. Bruni and Barbara C. Bruni, husband and wife (also known as Barbara P. Bruni) dated 10/11/1993 and recorded on 10/20/1993 in Book 3642, Page 1382.

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **BARBARA P. & STEPHEN T. BRUNI**

SALE ADDRESS: 315 Kennett Pike, Mendenhall, PA 19357

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

**SALE NO. 12-1-70**  
**Writ of Execution No. 11-05064**  
**DEBT \$32,450.91**

ALL THAT CERTAIN message or tenement and lot or tract of land with the buildings and improvements thereon erected, situated on the east side of 3rd Street in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, known as and numbered 37 South 3rd Street (formerly 29th South 3rd Street), bounded and described as follows, to wit:

BEGINNING at a point in 3rd Street, a corner of land now or late of C. Alfred Winchester, which said corner is 2.6 perches south of a corner of land now or late of Clyde P. Alexander, and running thence by land now or late of the said C. Alfred Winchester, south 76 degrees east, 338 feet to the center of the Philadelphia, Baltimore and Washington Railroad; thence along the center of said railroad, south 38.5 degrees west 27 feet to a corner of land now or late of the Estate of Mary P. Johnson, deceased, thence along said Johnson Estate line, in a straight course, about 338 feet to a point in 3rd Street, aforesaid, and thence along said street, north 15.75 degrees east, 36 feet to the place of beginning.

CONTAINING 10,500 square feet of land, be the same more or less.

BEING the same premises which Patti J. Gillen, by her Deed dated October 21, 2004 and recorded October 29, 2004 in the Recorder of

Deeds Office of Chester County in Deed Book 6321, Page 176, granted and conveyed unto Maruita H. Bontz.

BEING Tax Parcel No. 0604 02350000  
UPI: 6-4-235

PROPERTY improved with a first floor restaurant and second floor apartment unit.

PLAINTIFF: Peoples Bank of Oxford  
VS

DEFENDANT: **MARUITA H. BONTZ**

SALE ADDRESS: 37 S. 3rd Street,  
Oxford, PA 19363

PLAINTIFF ATTORNEY: **RICHARD BRENT SOMACH, 610-391-1800**

**SALE NO. 12-1-72**

**Writ of Execution No. 10-04685**

**DEBT \$93,060.09**

TRACT No. 1

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

BEGINNING at a point in the west line of Green Street at the northeast corner of Lot No. 38; thence extending back westwardly along the northerly boundary of said Lot No. 38 a distance of one hundred ten feet to a point in the northeast corner of Lot No. 5, which fronts on Bradley Avenue; thence northwardly along the easterly line of Lots No. 3 and 4 a distance of forty feet to a point in the southeast corner of Lot No. 2 which fronts on Bradley Avenue; thence extending easterly along the southern line of Lot No. 41 a distance of one hundred ten feet to a point in the west line of Green Street at the southeast corner of Lot No. 41; thence southwardly along the west line of Green Street a

distance of forty feet to the place of beginning. Bounded on the west by Lots No. 3 and 4, on the south by Lot No. 38, on the north by Lot No. 41. Known as Building Lot Nos. 39 and 40 in a Plan of Lots called West Coatesville Extension No. 2, which plan is recorded in the Office of the Recorder of Deeds of Chester County, PA. in Plan Book No. 1, Page 81.

TRACT No. 2

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

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

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

CONTAINING forty four hundred square feet or land.

BEING Tax Parcel 38-5G-59

TAX Parcel #: 38-05G-0059

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

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **RICHARD L. MARKWARD**

SALE ADDRESS: 60 Green Street,  
Coatesville, PA 19320

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



# Chester County Law Reporter

*The Official Legal Publication for Chester County*

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

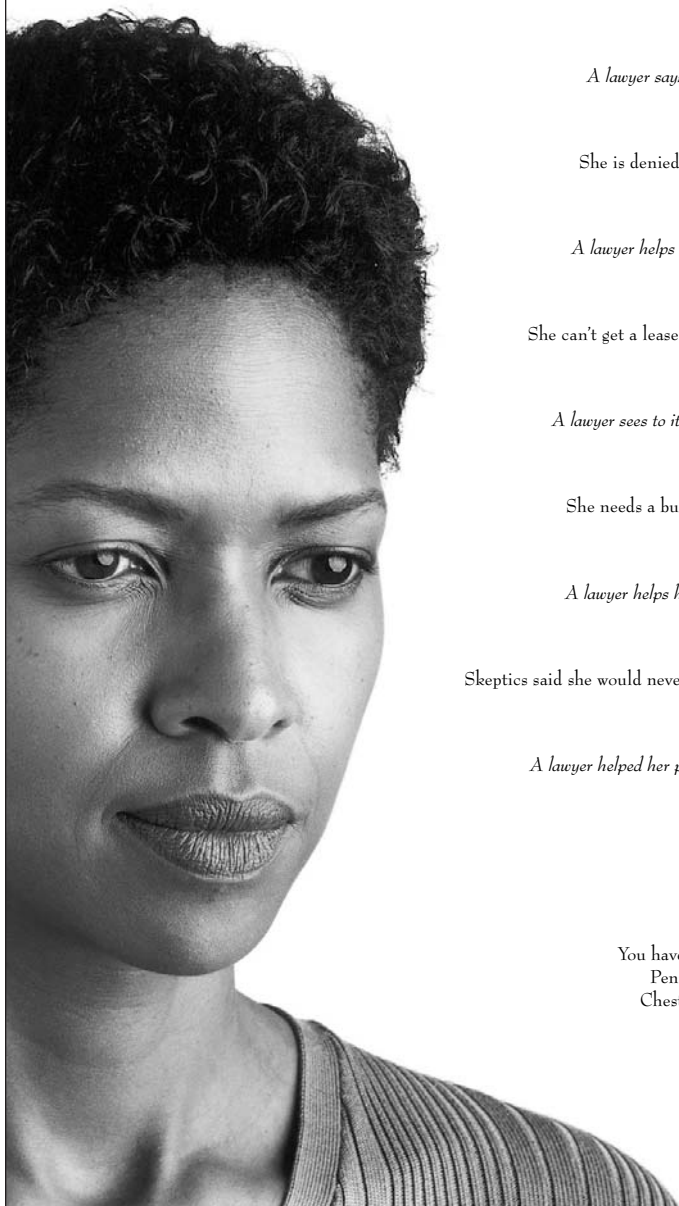
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