

**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 13-10589**

NOTICE IS HEREBY GIVEN that the name change petition of Eli Jackson Melvin was filed in the above-named court and will be heard on December 16, 2013, at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: October 28, 2013

Name to be changed from: Eli Jackson Melvin to: Eli Jackson Melvin

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

TREVA HALL MELVIN, Attorney for  
Petitioner  
229 Warren Avenue  
Berwyn, PA 19312

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2013-10559-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Dionna N. Kennedy was filed in the above-named court and will be heard on December 16, 2013, at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: October 28, 2013  
Name to be changed from:

Dior Neil Karim Muhammad to  
Dior Neil Karim Muhammad- Kennedy  
and

Amir Karim Kennedy to  
Amir Karim Muhammad-Kennedy

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

GORDON W. GOOD, Attorney for Petitioner  
3460 Lincoln Highway  
Thorndale, PA 19372

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on October 13, 2011 for Mach 1 Aviation, Inc, in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: The Corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania.

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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 MOSKOWITZ INVESTMENTS, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

DAVID H. MOSKOWITZ, Solicitor  
1890 ROSE COTTAGE LANE  
Malvern, PA 19335

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that GLOBAL REGULATORY WRITING SOLUTIONS INC., has been incorporated under the provisions of the Pennsylvania Corporation Law of 1988.

EUGENE STEGER & ASSOCS., PC, Solicitors  
411 Old Baltimore Pike  
Suite 101  
Chadds Ford, PA 19317

**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**

**ASHBY**, Malcolm W., a/k/a Malcolm Warren Ashby, Malcolm Ashby and Gus Ashby, late of Tredyffrin Township. Bonnie Lee Ashby, care of JOHN H. POTTS, Esquire, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executrix. JOHN H. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

**BEAM**, Paul B., a/k/a Paul Beam, late of Borough of Honey Brook. Charles M. Beam, 484 Edwards Road, Narvon, PA 17555 and Michael P. Beam, 922 Walnut Street, Honey Brook, PA 19344, Executors. KLING & FANNING, LLP, 131 West Main Street, New Holland, PA 17557, atty.

**BLOOMQUIST**, Eugene F., late of Phoenixville. Bonnie Bloomquist Kirk, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

**BROWN**, Ruth Agnes, late of West Goshen Township. Lois E. McMillan, 300 W. Lafayette Street, West Chester, PA 19380, Administratrix. FRANK W. HAYES, Esquire, Hayes and Romero, 31 South High Street, West Chester, PA 19382, atty.

**CELLA**, Harriet, late of Caln Township. Christopher J. Cella, care of JANET M. COLLITON, Esquire, 790 East Market Street, Suite 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Law Associates, 790 East Market Street, Suite 250, West Chester, PA 19382-4806, atty.

**CULBERTSON**, Harry E., Jr., late of East Goshen Township. Harry E. Culbertson, III, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**HAFER**, Fern D., late of East Pikeland Township. Linda Lilienfeld, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**HENDERSON**, Gerald Van Syckel, late of Tredyffrin Township. Gerald Van Syckel Henderson, Jr., 890 Bell Lane, Ambler, PA 19002, Executor.

**HENDERSON**, Helen M., late of Downingtown Borough. Franklin M. Archie, 21 Windle Court, Coatesville, PA 19320, Executor. DEBORAH BRAND, Esquire, 3 Rössiter Avenue, Phoenixville, PA 19460, atty.

**LENOIR**, Edward P., late of Uwchlan Township. Irene Hendrickson, 103 Cider Brook Drive, Wethersfield, CT 06109, Executrix. STEPHEN M. LONG, Esquire, Long Law, LLC, 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

**MARCH**, Alice S., late of Downingtown Borough. George P. March, P.O. Box 72249, Thorndale, PA 19372-0249, Executor.

**MASTERS**, Onella F., late of Kennett Square. James L. Masters, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Administrator. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

**MCKELVEY**, James P. Patricia Rose, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Executrix. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

**MCLAUGHLIN**, John P., late of Penn Township. Patricia L. Murphy, care of W. JEFFREY WHITTLE, Esquire, P.O. Box 1680, Wilmington, DE 19899-1680, Executrix. W. JEFFREY WHITTLE, Esquire, Cooch and Taylor, P.A., P.O. Box 1680, Wilmington, DE 19899-1680, atty.

**MESI**, Joseph Patrick, a/k/a Joseph P. Mesi, late of Borough of Phoenixville. Christina Pennock, care of LYN B. SCHOENFELD, Esquire, 25 West Second Street, P.O. Box 900, Media, PA 19063, Executrix. LYN B. SCHOENFELD, Esquire, Gallagher, Schoenfeld, Surkin, Chupein & DeMis, P.C., 25 West Second Street, P.O. Box 900, Media, PA 19063, atty.

**RUHL**, Michael K., late of Chesterbrook. Lisa A. Howell, 296 Valley Stream Lane, Chesterbrook, PA 19087, Executrix.

**RZUCIDLO**, John C., late of West Fallowfield Township. Annette P. Rzucidlo, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**SHOEMAKER**, Dorothea A., late of Berwyn. Martin A. Ferraro, 445 S. Valley Forge Road, Wayne, PA 19087, Executor.

**WATKINS**, Shirley, a/k/a Shirley J. Watkins, late of West Caln. Stephen W. Watkins, 19 Pleasantwood Drive, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WINSLOW**, Jacqueline C., late of Tredyffrin Township. Anne M. Feeney, care of JAMES F. CROTTY, Esquire, P.O. Box 262, Blue Bell, PA 19422, Executrix. JAMES F. CROTTY, Esquire, P.O. Box 262, Blue Bell, PA 19422, atty.

## 2nd Publication

**BENGLE**, Mary N., late of Downingtown. Annette B. Toland, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, atty.

**CENTRELLA**, Helen M., late of East Pikeland Township. Janet A. Boland, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**DARLING**, Nancy F., late of Pennsbury Township. Patricia D. Meyer, P.O. Box 1959, Windham, ME 04062, Executrix. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media, PA 19063, atty.

**HAGEL**, Deborah A., a/k/a Deborah Ann Hagel, Debbie Hagel, Debra Hagel, late of Tredyffrin Township. Donna K. Weaver and Dennis N. Hagel, care of JAMES B. GRIFFIN, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Administrators. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

**JACOBS**, Claire A., late of East Coventry Township. Jennifer A. Dziob, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**LACEY**, Daniel J., late of Devon. Patricia J. Lanahan, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, atty.

**LANE**, Ann G., a/k/a Ann Garman Lane and Ann Lane, late of Schuylkill Township. Rachel E. Lane, care of JOHN H. POTTS, Esquire, 200 Eagle Road, Ste. 106, Wayne, PA 19087-3115, Executrix. JOHN H. POTTS, Esquire, Herr, Potts & Potts, 200 Eagle Road, Ste. 106, Strafford Office Bldg, #2, Wayne, PA 19087-3115, atty.

**MAILEY**, Robert J., late of Willistown Township. Carol A. Mailey, care of ROBERT E.J. CURRAN, Esquire, 8 West Front Street, Media, PA 19063, Executrix. ROBERT E.J. CURRAN, Esquire, 8 West Front Street, Media, PA 19063, atty.

**MATTHEWS**, William A., late of Oxford Borough. Susan M. Matthews, 226 Conowingo Circle, Oxford, PA 19363, Executor. KENNETH R. PYLE, Esquire, The Law Office of Kenneth R. Pyle, P.C., 64 S. 3rd Street, Suite 1, Oxford, PA 19363-1603, atty.

**MCFALL**, Geneva C., a/k/a Geneva McFall, late of Valley Township. JOHN J. DEL CASALE, 300 West State Street, Ste. 207, Media, PA 19063-2639, Executor. JOHN J. DEL CASALE, Esquire, M. Mark Mendel, Ltd., 300 West State Street, Ste. 207, Media, PA 19063-2639, atty.

**MILLER**, Barbara E., a/k/a Barb, late of Malvern. Gordon David Long Jr., 6 Pine Road, Malvern, PA 19355. ROBERT S. SUPPLEE, P.C., 329 S. High Street, West Chester, PA 19382, atty.

**MONSERRATE**, Maria A., late of Downingtown. David Perez, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**MOORE**, Thomas H., late of East Goshen Township. Christopher Moore, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382, atty.

**PEIRCE**, Winifred S., late of West Chester Borough. Ann Peirce, 850 Orchard Avenue, West Chester, PA 19382, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

**PROCTOR**, Bernard S., late of West Goshen Township. Donald L. Mixon, care of W. PETER BARNES, Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Parke, Barnes, Spangler, Oeste & Wood, 126 West Miner Street, West Chester, PA 19382, atty.

**QUINN**, Patricia A., a/k/a Patricia Wagner Quinn, late of Kennett Township. Michelle P. Quinn, care of MARY ANN PLANKINTON, Esquire, 17 West Miner Street, West Chester, PA 19381-0660, Executrix. MARY ANN PLANKINTON, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

**RYAN**, Doris H., late of Westtown Township. Lynn Weaver, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**RYAN**, Jean Elsie, late of Kennett Township. Randall W. Ryan, 824 Parkside Blvd., Claymont, DE 19703, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

**SALIO**, Antoinette Marie, late of West Caln. Virginia D. Somers, 49 Potts School Road, Glenmoore, PA 19343, Executrix. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SPROUT**, Leroy C., late of Oxford Borough. Barbara J. Sexton, 413 Old Bayview Road, Northeast, MD 21901, Executor. KENNETH R. PYLE, Esquire, The Law Office of Kenneth R. Pyle, P.C., 64 S. 3rd Street, Suite 1, Oxford, PA 19363-1603, atty.

**STEVENSON**, William, late of Oxford. Scott Stevenson, 7 Edna Horn Drive, Stockton, NJ 08559, Executor.

**STONE**, Barbara J., late of West Nottingham Township. Andrew J. Stone, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Executor. HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, atty.

**TILLIO**, James, late of East Goshen Township. James M. Pierce, care of JOHN M. CLOSE, Esquire, 1554 Paoli Pike, #266, West Chester, PA 19380, Executor. JOHN M. CLOSE, Esquire, 1554 Paoli Pike, #266, West Chester, PA 19380, atty.

**TRAUTMAN**, Marian E., late of West Whiteland Township. Kimberly F. Kunkle, 1227 East Strasburg Road, West Chester, PA 19380, Executrix. JOSEPH F. CLAFFY, Esquire, Joseph F. Claffy & Associates, P.C., 26 South Church Street, West Chester, PA 19382, atty.

### 3rd Publication

**ALFIERI**, Wilma L., a/k/a Wilma Lorman Alfieri, late of Downingtown Borough. Celeste L. Alfieri, care of JAY G. FISCHER, Esquire, 342 E. Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 E. Lancaster Avenue, Downingtown, PA 19335, atty.

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

**BOOSE**, Graham D., a/k/a Graham Dustan Boose, late of West Goshen Township. Barry A. Boose, care of JOSEPH A. BELLINGHERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

**BORR**, Richard Charles, late of East Caln Township. Sara Beyer Borr, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Administratrix. LOUIS N. TETI, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

**CIARMELLO**, Tony C., late of Downingtown Borough. Stuart R. Lundy, Esq., Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Administrator. LUNDY BELDECOS & MILBY, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

**COIA**, Robert A., late of Willistown Township. Gloria A. Coia, care of JOHN F. MEIGS, Esquire, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102, Executrix. JOHN F. MEIGS, Esquire, Saul Ewing LLP, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102, atty.

**CRUMLISH**, Rosemary C., late of East Goshen Township. G. Craig Lord, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 North 18th Street, Philadelphia, PA 19103-6998, Executor. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 North 18th Street, Philadelphia, PA 19103-6998, atty.

**DRENNEN**, Donald L., late of Oxford Borough. Donna D. Kelly, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**ENGMAN**, Fiona Goddard, late of Tredyffrin Township. Linda C. Stuchell-Leibert, care of CAROL R. LIVINGOOD, Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Administratrix. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

**FALLON**, James D., III, late of New Garden Township. William N. Fallon and George P. Fallon, care of JOHN A. GAGLIARDI, Esquire, 101 East Evans Street, Walnut Building, Suite A, West Chester, PA 19380-2600, Executors. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi & Fetter LLC, 101 East Evans Street, Walnut Building, Suite A, West Chester, PA 19380-2600, atty.

**GESSNER**, Elaine Mary, a/k/a Elaine M. Gessner, late of Elk Township. Linda B. Luker, care of DAVID B. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID B. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**HAUGHIE**, William A., late of Birmingham Township. Roberta Friedman, care of THOMAS A. FOSNOCHT, JR., Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. THOMAS A. FOSNOCHT, JR., Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

**HERZ**, Margaret, late of West Chester. GARY P. LEWIS, 67 S. Lewis Road, Suite 2, Royersford, PA 19468, Executor. GARY P. LEWIS, Esquire, 67 S. Lewis Road, Suite 2, Royersford, PA 19468, atty.

**KRATZEL**, Elaine, late of Downingtown. Robert J. Kratzel, 1505 East Woodbank Way, West Chester, PA 19380, Executor. JAMES J. RUGGIERO, Esquire, Ruggiero Law Offices LLC, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, atty.

**LIBETTI**, Alfeo P., late of Tredyffrin Township. Anne R. Fabbri, 642 Valley View Lane, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Avenue, Suite 230, Wayne, PA 19087, atty.

**MARTIN**, Lawrence J., a/k/a Lawrence Joseph Martin a/k/a Lawrence Martin, late of East Goshen Township. Jean M. Martin, 1208 Burning Bush Lane, West Chester, PA 19380, Executrix. JOSEPH R. POLITO, JR., Esquire, 127 E. Chestnut Street, West Chester, PA 19380, atty.

**MILLER**, Barbara E., late of East Whiteland Township. ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Administrator. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**OYLER**, Doris P., late of Kennett Square. Frederic A. Oyler, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

**ROBB**, John A., late of Borough of Kennett Square. Susan R. Weidner and William M. Robb, care of DONALD B. LYNN, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**STEIERWALD**, Barry J., a/k/a Barry John Steierwald, late of Sadsbury Township. Lance R. Steierwald, care of E. RICHARD YOUNG, JR., Esquire, 1248 West Main Street, Ephrata, PA 17522-1311, Executor. E. RICHARD YOUNG, JR., Esquire, 1248 West Main Street, Ephrata, PA 17522-1311, atty.

**TAYLOR**, William F., Sr., late of Elk Township. Tracey M. Pickett, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street, West Chester, PA 19382, atty.

**WICKERSHAM**, William T., late of West Goshen. Mary J.W. Mitchell and Earle H. Wickersham, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

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#### 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*

M1A, with its principal place of business at 155 Shadestone Drive, Pottstown, PA 19465.

The application has been (or will be) filed on: October 26, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Erwin B Jenschke, Jr., 155 Shadestone Drive, Pottstown, PA 19465 and Mach 1 Aviation, Inc., 155 Shadestone Drive, Pottstown, PA 19465.

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Lasting Landscapes by Carol, with its principal place of business at 926 Hereford Dr., Berwyn, PA 19312.

The application has been (or will be) filed on: July 23, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Carol Verhake, 926 Hereford Drive, Berwyn, PA 19312.

**1st Publication**

**TRUST NOTICE**

**TRUST OF:** Ann Kuchak

**LATE OF:** Kennett Township

Donna Muller, Trustee

226 Buck Toe Hills Road

Kennett Square, PA 19348

Brett B. Weinstein, Esquire  
Weinstein Law Offices PC  
705 W. Dekalb Pike  
King of Prussia, PA 19406

**NOTICE**

**Caption:** Starpoint Solutions, LLC (22 Cortlandt St., 14<sup>th</sup> Fl., New York, NY 10007) v. SuiteLinq, Inc. (841 Springdale Drive, Exton, PA 19341) in the Court of Common Pleas of Chester County, Civil Action No. 2013-04076-CT.

**NOTICE TO SUITELINQ, INC.:** You have been named as a defendant in a civil action instituted by the plaintiff, Starpoint Solutions, LLC, in the above referenced court. Plaintiff alleges breach of contract against you for unpaid fees owed pursuant to a consulting services contract entered into on or about October 5, 2012. Plaintiff has alleged damages in the amount of \$26,818 plus interest and late fees. Service by publication has been authorized by Court Order pursuant to Pa.R.Civ.P. 430.

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

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

**Lawyer Referral and Information Service  
Chester County Bar Assoc.  
15 W. Gay St.  
West Chester, PA 19380  
(610) 429-1500.**

**NOTICE**

***ANTHONY MORRIS, ESQUIRE***

Attorney I. D. No. 25611

***BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP***

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

**IN RE: EDWARD R. ROTHENBERGER** : IN THE COURT OF COMMON PLEAS  
60 W. SCHUYLKILL ROAD  
POTTSTOWN, PA 19465

: CHESTER COUNTY, PENNSYLVANIA

Premises: SS S SCHUYLKILL RD : NO. 17-3G-66  
LOTS 6 & 7 & DWG

Tax Parcel No: 17-3G-66

**TO: EDWARD R. ROTHENBERGER**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

YOU SHOULD TAKE THIS NOTICE 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500



NOTICE

*Anthony Morris, Esquire*

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

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**IN RE: KENNETH LEE BROOMELL** : IN THE COURT OF COMMON PLEAS  
429 WHEELER BOULEVARD  
OXFORD, PA 19363 : CHESTER COUNTY, PENNSYLVANIA  
Premises: NS OF WHEELER BLVD : NO. 12-07102  
LOT 40 & DWG

Tax Parcel: 6-2-4

**TO: THE ESTATE OF KENNETH LEE BROOMELL, DECEASED C/O SHARON REAVIS, EXECUTRIX & TINA NICOLE BROOMELL, HEIR C/O SHARON REAVIS, EXECUTRIX**

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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

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West Chester, PA 19382

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**IN RE: CRYSTAL SPRINGS INC.** : b IN THE COURT OF COMMON PLEAS  
**C/O AIMEE WATERS**  
 18159 49TH TERRACE NORTH : CHESTER COUNTY, PENNSYLVANIA  
 JUPITER, FL 33458  
 Premises: ES GREEN ST : NO. 13-09624  
 LOT

Tax Parcel: 8-3-24

**TO: CRYSTAL SPRINGS, INC. C/O AIMEE M. WATERS**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

YOU SHOULD TAKE THIS NOTICE 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

**NOTICE**

*Anthony Morris, Esquire*

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

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**IN RE: HANOVER LAND CORPORATION** : IN THE COURT OF COMMON PLEAS  
P.O. BOX 501  
WEST CHESTER, PA 19380 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES RT 100 : NO. 13-09901  
LOT & COMM

Tax Parcel: 17-7-71

**TO: HANOVER LAND CORPORATION**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

YOU SHOULD TAKE THIS NOTICE 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

---

**NOTICE**

*Anthony Morris, Esquire*

Attorney I.D. #25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

(610) 436-4400

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**IN RE: J & P JARAMILLO TRUST** : IN THE COURT OF COMMON PLEAS  
 237 SILVERBELL COURT  
 WEST CHESTER, PA 19380 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES OF OLD LINCOLN HWY : NO. 13-09327  
 LOT & COMM BLDG

Tax Parcel: 38-5-43.1

**TO: J & P JARAMILLO TRUST, CHARLES JARAMILLO, TRUSTEE  
 JAIME JARAMILLO & PRISCILLA JARAMILLO**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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

YOU SHOULD TAKE THIS NOTICE 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
 15 West Gay Street  
 West Chester, PA 19380  
 610-429-1500

**NOTICE**

COURT OF COMMON PLEAS  
CHESTER COUNTY  
CIVIL DIVISION – NO. 13-01448

**COMPLAINT IN MORTGAGE FORECLOSURE**

Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-2, Asset-Backed Certificates, Series 2007-2, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Josphy C. Rzucidlo and Tanya H. Rzucidlo, Defendants

TO: Tanya H. Rzucidlo, Defendant, whose last known addresses are 352 Egypt Run Road, Landenberg, PA 19350-9332 and 153 Sheehan Road, Avondale, PA 19311.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-2, Asset-Backed Certificates, Series 2007-2, c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to NO. 13-01448, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 352 Egypt Run Road, Landenberg, PA 19350-9332, whereupon your property would be sold by the Sheriff of Chester County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.** Chester Co. Bar Assoc., Lawyer Referral Service, 15 West Gay St., 2nd Fl., West Chester, PA 19381, 610-429-1500. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Kassia Fialkoff, Elizabeth L. Wassall, Agnes Mombrun, Elana B. Flehinger, Katherine E. Knowlton, Nicholas Gaunce & John Eric Kishbaugh, Attys. For Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

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NOTICE

**BUCKLEY, BRION, MCGUIRE,  
MORRIS & SOMMER LLP**

By: Kristin S. Camp, Esquire  
Attorney I.D. No. 74593  
By: Michael S. Gill, Esquire  
Attorney I.D. No. 86140  
118 West Market Street  
West Chester, Pennsylvania 19382  
610.436.4400

**ATTORNEYS FOR CONDEMNOR  
THE REDEVELOPMENT AUTHORITY  
OF THE CITY OF COATESVILLE**

|                                   |   |                           |
|-----------------------------------|---|---------------------------|
| IN RE: CONDEMNATION BY THE        | : | COURT OF COMMON PLEAS     |
| REDEVELOPMENT AUTHORITY OF        | : | CHESTER COUNTY,           |
| THE CITY OF COATESVILLE OF        | : | PENNSYLVANIA              |
| REAL PROPERTY LOCATED IN          | : |                           |
| THE CITY OF COATESVILLE,          | : |                           |
| COUNTY OF CHESTER,                | : | CIVIL ACTION NO. 13-09195 |
| COMMONWEALTH OF PENNSYLVANIA,     | : |                           |
| FOR THE COATESVILLE TRAIN STATION | : | IN REM                    |
| URBAN REDEVELOPMENT PROJECT       | : | EMINENT DOMAIN            |
| (PARCEL ID NO. 16-5-91)           | : |                           |

**CONDEMNED: PATRICIA E. JAMES, DECEASED,  
AND  
THE ESTATE OF PATRICIA E. JAMES  
AND  
UNKNOWN TESTATE AND INTESTATE HEIRS OF  
PATRICIA E. JAMES, DECEASED**

**TO: UNKNOWN TESTATE AND INTESTATE HEIRS OF PATRICIA E. JAMES, DECEASED  
ANY OTHER PERSON FOUND TO HAVE AN INTEREST IN THE PROPERTY CONDEMNED**

**REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS**

TRACT OR PARCEL OF LAND SITUATED IN CITY OF COATESVILLE, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND BEING BOUND AND DESCRIBED AS FOLLOWS TO WIT:

ALL THAT CERTAIN lot of land on which is located a brick dwelling house known as 334 Fleetwood Street, situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South line (property line) of Fleetwood Street, distant 151 feet East of Third Avenue; thence along the South line of Fleetwood Street North 84 degrees 12 minutes East, 16.5 feet to a point; thence South 5 degrees 48 minutes East, 120 feet 9 inches to the North line of Dewy Alley; thence along said alley, South 84 degrees 12 minutes West, 16.5 feet to point; thence North 05 degrees 48 minutes West, 120 feet 9 inches to the place of beginning. (The North and South lines pass through the center of the division wall).

BEING Chester County UPI 16-5-91

**NOTICE TO CONDEMNEDS**

IN ACCORDANCE WITH SECTION 305 OF THE EMINENT DOMAIN CODE, 26 PA.C.S.A. § 305, THE REDEVELOPMENT AUTHORITY OF THE CITY OF COATESVILLE HEREBY GIVES NOTICE THAT:

1. The Redevelopment Authority of the City of Coatesville (the “Condemnor”) filed a Declaration of Taking on September 17, 2013 in the Court of Common Pleas of Chester County, Pennsylvania at Civil

Action No. 13-09195 pursuant to the requirements of the Pennsylvania Eminent Domain Code, as amended, 26 Pa.C.S.A. § 101, *et seq.*

2. Condemnor is the Redevelopment Authority of the City of Coatesville, a municipal authority having its principal office located at Coatesville City Hall, One City Hall Place, Coatesville, (the “Redevelopment Authority”).

3. Condemnor is authorized and empowered pursuant to Section 1709.(i) of the Pennsylvania Urban Redevelopment Law, 35 P.S. § 1709.(i) *et seq.* (the “Urban Redevelopment Law”), to acquire through the power of eminent domain any real property, including improvements and fixtures, for the purposes set forth in Urban Redevelopment Law.

4. The Declaration of Taking was authorized by Resolution No. 2-2013 adopted on March 18, 2013 by Condemnor. The record of said Resolution may be examined at Condemnor’s Office located at Coatesville City Hall, One City Hall Place, Coatesville, Pennsylvania 19320.

5. The purpose of the condemnation is to acquire the fee simple title to the condemned property for the Coatesville Train Station urban redevelopment project, which such project Condemnor is undertaking pursuant to applicable law including, without limitation, the Urban Redevelopment Law.

6. The property is **SITUATE** in the City of Coatesville, County of Chester, and has an area measuring 1,992 square feet in fee, more or less, a total take. A plan of the property condemned sufficient for its identification was filed with the Declaration of Taking, which Condemnor filed on September 17, 2013 with the Prothonotary of Chester County and with the Office of the Recorder of Deeds in and for Chester County, all in accordance with Section 304 of the Eminent Domain Code, 26 Pa.C.S.A. § 304.

7. The nature of the title hereby acquired is (i) fee simple in the surface (ii) only so much of any minerals, oil or gas beneath the surface of any separate estate in any of those minerals, oil or gas as is necessary for the lateral and subjacent support of the surface and any improvements now or hereafter erected thereon, (iii) the right to access those minerals, oil or gas from the surface of the land hereby condemned, and (iv) any and all rights of way into, upon, or over the surface of said land, including the right to drill for, dig, mine, drain, ventilate, transport or carry away said minerals, oil or gas now owned or hereafter acquired by the condemnee(s); together with the right to use any of the surface for storing materials, disposing of refuse or overburden, or to erect any buildings, structures, or fixtures necessary, convenient or incident to the producing, mining or removing of minerals, oil or gas from beneath the surface of the land hereby condemned or from any other lands of the Condemnee(s).

8. A plan showing the condemned property may be inspected at the office of Condemnor’s counsel, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, West Chester, Pennsylvania 19382, during regular business hours.

9. Condemnor filed with the Declaration of Taking Condemnor’s Open End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code, 26 Pa.C.S.A. § 303(a). Just compensation is made or secured by the filing of said Open End Bond.

10. If you wish to challenge the power or right of Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Chester County, Pennsylvania, within thirty (30) days after publication of this Notice.

Respectfully submitted,

**BUCKLEY, BRION, MCGUIRE,  
MORRIS & SOMMER LLP**

By: \_\_\_\_\_/S/  
Michael S. Gill, Esquire

Attorneys for Condemnor  
Pennsylvania Turnpike Commission



**PUBLIC NOTICE**  
**CHESTER COUNTY HEALTH AND  
EDUCATION FACILITIES AUTHORITY**

NOTICE IS HEREBY GIVEN that the CHESTER COUNTY HEALTH AND EDUCATION FACILITIES AUTHORITY will file Articles of Amendment to amend its Articles of Incorporation on or after November 18, 2013, with the Secretary of the Commonwealth of Pennsylvania under the provisions of the Municipality Authorities Act, 53 Pa.C.S. Ch. 56, §5601 et seq., as amended. The Authority has its registered office at the Chester County Court House, 313 West Market Street, West Chester, Pennsylvania.

The proposed amendment is as follows:

- “7. The term of existence of this Authority shall be for a period of fifty (50) years commencing upon the date of the approval of these amended Articles of Incorporation by the Secretary of the Commonwealth”

The amendment amends the term existence of the Authority to be for a period of 50 years from the approval of amended Articles of Incorporation by the Secretary of the Commonwealth of Pennsylvania.

Secretary, Arnold Kring  
*Chester County Health and*  
Education Facilities Authority

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**3rd Publication**

**ESTATE NOTICE**

Estate of George Duffield Hodgson, III, late of West Chester, Chester County, Pennsylvania, Deceased.

Letters Testamentary on the above estate have been granted by Order dated September 6, 2013, to Kevin T. Vitelli, 813 S. New Street, West Chester, Pennsylvania 19382. All persons indebted to said estate are requested to make immediate payment, and those having legal claims are demanded to present the same without delay.

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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 Justice Center, 201 West Market Street, West Chester, Pennsylvania, announced on **Thursday, November 21, 2013** at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff's, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on, **Monday, December 23, 2013**. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

**3rd Publication**

**SALE NO. 13-11-905**  
**Writ of Execution No. 13-05053**  
**DEBT \$190,396.07**

ALL THAT CERTAIN lot or tract of land with improvements known as 800 West Sixth Avenue situate in the Borough of Parkesburg, County of Chester and Commonwealth of Pennsylvania, and being known as Lot No. 8, as shown on a plan for Chestnut Estates, a/k/a Towns Edge, prepared by Berger & Hayes, Inc., dated May 6, 1987, Drawing No. 3380-87, and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Subdivision Plan File #8682 through 8689, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Sixth Avenue, said point being the northeast corner of Lot 9; thence extending along the southern right-of-way line of Sixth Avenue, north 78 degrees 31 minutes east, a distance of 107.92 feet to a point in line of lands now or late of Noah Hershey III; thence extending along lands now or late of Noah Hershey III and D.

Richard Munson, south 11 degrees 29 minutes east, a distance of 139.00 feet to a point, said point being the northeast corner of Lot 20, Phase II of aforesaid Plan; thence extending along Lot 20, south 78 degrees 31 minutes west, a distance of 107.92 feet to a point, said point being the south-east corner of Lot 9; thence extending along Lot 9, north 11 degrees 29 minutes west, a distance of 139.00 feet to a point, said point being the place of beginning.

CONTAINING: 15,000 square feet, more or less.

TAX Parcel #: 08-005-0324-09H0  
BEING known as: 800 West 6th Avenue, Parkesburg, PA 19365

BEING the same premises which Stephen J. Barr, by Deed dated 5/12/95 and recorded 5/22/95, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 3893 Page 687, granted and conveyed unto William Simmers and Dolores J. Simmers, husband and wife and the said William Simmers departed this life on 9/4/98, vesting title solely in Dolores J. Simmers.

PLAINTIFF: Seattle Bank  
VS  
DEFENDANT: **DOLORES J. SIMMERS**

SALE ADDRESS: 800 West 6th Avenue, Parkesburg, PA 19365

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

**SALE NO. 13-11-906**  
**Writ of Execution No. 12-08379**  
**DEBT \$113,030.83**

BY virtue of a Writ of Execution No. 12-08379

OWNER(S) of property situate in Valley Township, Chester County, Pennsylvania, being 1006 Lafayette Street, Coatesville, PA 19320-2631

PARCEL No. 38-5C-28  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$113,030.83  
PLAINTIFF: JPMorgan Chase Bank  
VS

DEFENDANT: **ERIC L. SHAIN**  
SALE ADDRESS: 1006 Lafayette Street, Coatesville, PA 19320

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

**SALE NO. 13-11-907**  
**Writ of Execution No. 13-01242**  
**DEBT \$220,296.33**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Honey Brook, County of Chester and Commonwealth of Pennsylvania, described as follows, to wit:

Beginning at a point on the southerly right of way line of Grieson Road said point being a mutual corner of Lot 2 and 3 (the herein described lot), thence leaving Grieson Road and along Lot 2 south 07 degrees 20 minutes 00 seconds west 262.00 feet to a point in line of Lot 5, thence along Lot 5 north 82 degrees 40 minutes 00 seconds west 100.00 feet to a point a corner of Lot 4B, thence along Lot 4B and along Lot 4A north 07 degrees 20 minutes 00 seconds east 262.00 feet to a point on the southerly right of way line of Grieson Road, thence along said right of way south 82 degrees 40 minutes 00 second east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 3 on said Plan.  
TAX Parcel No.: 2208 01570000  
BLR No. 22-8-157  
COMMONLY known as: 380 Grieson Road, Honey Brook, PA 19344

TITLE to said premises is vested in Russell C. Hattal, by Deed from Russell C. Hattal and Rebecca J. Hattal, dated 8/8/2009 and 7/6/2010, in Book 7946, Page 1776.

PLAINTIFF: Generation Mortgage Company

VS  
DEFENDANT: **RUSSELL C. HATTAL**

**TAL**  
SALE ADDRESS: 380 Grieson Road, Honey Brook, PA 19344

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

**SALE NO. 13-11-908**  
**Writ of Execution No. 13-01691**  
**DEBT \$284,928.22**

BY virtue of a Writ of Execution No. 2013-01691-RC

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 145 Gallagherville Road, Downingtown, PA 19335-3639

PARCEL No. 39-5-24.2  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$284,928.22

PLAINTIFF: The Bank of New York Mellon (F/K/A) FKA The Bank of New York (S/I/I) DBA JPMorgan Chase Bank NA (Trustee) DBA ABFC2004-FF1 Trust

VS  
DEFENDANT: **MARGARET A. & STEPHEN A. BOSNA**

SALE ADDRESS: 145 Gallagherville Rd, Downingtown, PA 19335

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

**SALE NO. 13-11-910**  
**Writ of Execution No. 12-11934**  
**DEBT \$1,956.56**

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

TAX Parcel No. 67-2M-50  
PROPERTY address: 1523 Johnnys Way, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township  
VS  
DEFENDANT: **ROBERT & TARA CALABRESE**

SALE ADDRESS: 1523 Johnnys Way, West Chester, PA 19382

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

**SALE NO. 13-11-912**  
**Writ of Execution No. 12-09239**  
**DEBT \$231,942.38**

ALL THAT CERTAIN lot or tract of land, with the buildings thereon erected, hereditaments and appurtenances, situate on the northwesterly side of Zieber Road, in East Coventry Township, Chester County, Pennsylvania, bounded and described in accordance with survey thereof, made December 8th. 1956 by Earl R. Ewing, Registered Surveyor, as follows, to wit:

BEGINNING at a spike in Zieber Road, a corner of lands now or late of J. Kenneth Long; thence along the center line of said Zieber Road, north 37 degrees, 15 minutes east 150 feet to a spike a corner of lands now or late of Frederick Wolfgang., et ux thence leaving said road and along said latter lands the twp following courses and distances, crossing through an iron pin on line 16.50 feet distant, north 51 degrees, 30 minutes west 216.50 feet to an iron pin, and thence south 37 degrees, 15 minutes west 150 feet to an iron pin in line of lands now or late of J. Kenneth Long;

thence along said latter lands south 51 degrees, 30 minutes east 216.50 feet to the first mentioned point, spike, and place of beginning. (Having crossed an iron pin on line 16.50 feet from the end of the last course.)

UPI #18-05-0090

BEING the same premises which John E. Herman and Elizabeth A. Herman, husband and wife, by Deed dated September 29, 2006 and recorded October 12, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6979 Page 1672, granted and conveyed unto Lissa Massi, a single woman, her heirs

PLAINTIFF: HSBC Bank USA NA

VS

DEFENDANT: **LISA MASSI**

SALE ADDRESS: 70 Zieber Rd, Spring City, PA 19475

PLAINTIFF ATTORNEY: **ANDREW J. MARLEY, 215-572-8111**

**SALE NO. 13-11-913**

**Writ of Execution No. 13-03515**

**DEBT \$393,125.43**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Willistown, County of Chester, State of Pennsylvania and described according to a plan thereof known as "Meadowoods", said plan made by Chester Valley Engineers, Inc., Civil Engineers and Land Surveyors, dated 12-4-1956 and last revised 4-28-1959 as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Harvey Lane (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the southeasterly side of West Chester-Paoli Pike (U.S. Highway No. 202) (50 feet wide); (1) leaving West Chester-Paoli Pike on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the southwesterly side of Harvey Lane; (2) south 25 degrees 10 minutes east measured along the said side of Harvey Lane, 250.00 feet to a point of curve in the same; (3) southeastwardly measured still along the said side of Harvey Lane on the arc of a circle curving to the left having a radius of 1,455.06 feet, the arc distance of 203.16 feet to a point of tangent and (4) south 33 degrees 10 minutes east measured still along the said side of Harvey Lane, 64.61 feet to the point of beginning; thence extending from said point of beginning, south 33 degrees 10 minutes east measured along the said side of Harvey Lane, 175.00 feet to a

point; thence extending south 56 degrees 50 minutes west 261.52 feet to a point in line of land now or late of Willistown School Board; thence extending along last mentioned land, north 34 degrees 08 minutes 40 seconds west, 40.04 feet to a stone; thence extending north 27 degrees 57 minutes west, 135.53 feet to a point; thence extending north 56 degrees 50 minutes east, 249.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 153 as shown on the above mentioned Plan.

CONTAINING in area 1.034 acres.

BEING Tax Parcel Number 54-3-22.16.

TAX Parcel #: 54-003-0022.1600

BEING known as: 8 Harvey Lane, Malvern, PA 19355

BEING the same premises which John A. Gallagher and Carolyn J. Gallagher, as tenants by the entireties, by Deed dated 11/23/04 and recorded 12/1/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6348 Page 541, granted and conveyed unto John A. Gallagher, individually

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN A. GALLAGHER**

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

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

**SALE NO. 13-11-914**

**Writ of Execution No. 12-12148**

**DEBT \$17,185.62**

ALL THAT CERTAIN lot or piece of ground situate in the Township of South Coventry, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for John B. and Julee R. Gooding made by William L. Conner, Professional Land Surveyor, Spring City, Pa., dated July 18, 1986, last revised November 3, 1976, as follows, to wit:

BEGINNING at a point in the title line in the bed of New Philadelphia Road which point is measured the two following courses and distances from a point, a corner of land now or late Arthur F. Mann (D.B. T-44/341) (1) north 35 degrees 33 minutes 32 seconds west 215.86 feet and (2) north 44 degrees 24 minutes 3 seconds west 61.00 feet to the point of beginning; thence extending from said point of beginning along the

title line through the bed of New Philadelphia Road the two following courses and distances, viz: (1) north 44 degrees 24 minutes 3 seconds west 30.61 feet to a spike and (2) north 56 degrees 22 minutes 20 seconds west 19.61 feet to a point a corner of Lot #3 on said Plan; thence along said Lot #3, north 42 degrees 45 minutes east 138.40 feet to a point; thence continuing along said Lot #3 and along Lot #5 on said Plan north 7 degrees 45 minutes 376.54 feet to a point, a corner of Lot #6 on said Plan; thence extending along said Lot #6 the two following courses and distances, viz: (1) north 14 degrees 25 minutes 46 seconds west 290.61 feet and (2) north 64 degrees 43 minutes 54 seconds west 170.00 feet to an iron pin a corner of land now or late of Edward S. Martinko, (D.B. T-62/337); thence extending along said land north 32 degrees 23 minutes 20 seconds east 370.00 feet to an iron pin a corner of land now or late of Larry Buckwalter; thence extending along said land south 64 degrees 43 minutes 54 seconds east 302.93 feet to a stake a corner of land now or late of Sawchuck; thence extending along said land and along Lot #8 on said Plan south 43 degrees 48 minutes 36 seconds west 346.25 feet to a point; thence extending still along Lot #8 south 7 degrees 44 minutes 12 seconds east 307.02 feet to a point a corner of Lot #2 on said Plan; thence extending along said Lot #2 the two following courses and distances, viz: (1) south 7 degrees 45 minutes west 382.01 feet and (2) south 42 degrees 45 minutes west 152.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said Plan.  
 BEING Parcel #20-04-0054.080  
 BEING UPI #20-4-54.8

IMPROVEMENTS: residential dwelling

BEING the same premises which James P. McGarrity and Marla C. McGarrity, his wife, granted and conveyed unto James P. McGarrity by Deed dated May 22, 1991 and recorded September 9, 1996 in Chester County Record Book 4081, Page 767 for the consideration of \$1.00.

PLAINTIFF: AMC Financial Holdings Inc

VS  
 DEFENDANT: JAMES P.

McGARRITY

SALE ADDRESS: 1249 New Philadelphia Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: HEATHER RILOFF, 610-328-2887

**SALE NO. 13-11-915**  
**Writ of Execution No. 10-11834**  
**DEBT \$329,789.19**

BY virtue of a Writ of Execution No. 10-11834

OWNER(S) of property situate in the Township of West Sadsbury, Chester County, Pennsylvania, being 4111 Church Road, Parkesburg, PA 19365-1909

PARCEL No. 36-5-47  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$329,789.19  
 PLAINTIFF: BAC Home Loans

Servicing LP  
 VS

DEFENDANT: VALORIE E. NIXON  
 SALE ADDRESS: 4111 Church Road, Parkesburg, PA 19365

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

**SALE NO. 13-11-916**  
**Writ of Execution No. 12-07064**  
**DEBT \$2,436,477.00**

ALL THAT CERTAIN unit in the condominium known named and identified as Carrollton Avondale Condominium, situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 Pa. C.S.A. 3101 et seq, by the recording in the Chester County Recorder of Deeds Office of a Declaration of Condominium of Carrollton Avondale Condominium, dated 12/13/07 and recorded 12/20/07 in Record Book 7331 Page 844 being and designated in said Declaration and the Plats and Plans attached thereto as Unit No. 1; together with a proportionate undivided interest in the Common Elements of 50% as set forth in Declaration.

UNIT NO. 1 set forth above is further described as follows: metes and bounds description Unit No. 1 lands now or formerly Carrollton Avondale Company, LLC, Township of London Grove County of Chester Commonwealth of Pennsylvania.

BEGINNING at a point on the title line and centerline of Pennsylvania State Highway Route 41 (A.K.A. Gap Newport Pike, A.K.A. Lancaster Pike, 80 foot wide right-of-way), at its intersection with the dividing line between Tax Parcel 59-5-120.2, lands now or formerly Carrollton Avondale Company, LLC, and Tax

Parcel 59-5-120, lands now or formerly Truitt; 1) thence along the dividing line between Tax Parcel 59-5-120.2 and Tax Parcel 59-5-120, north 37 degrees 05 minutes 48 seconds east, a distance of 378.02 feet to a point; 2) thence along a line through Tax Parcel 59-5-120.2, south 51 degrees 34 minutes 28 seconds east, a distance of 417.92 feet to a point; 3) thence continuing along a line through Tax Parcel 59-5-120.2 and along the dividing line between Tax Parcel 59-5-120.2 and Tax Parcel 59-5-120.1, lands now or formerly CPR, Inc., south 37 degrees 15 minutes 05 seconds west, a distance of 377.49 feet to a point; thence the following two (2) courses and distance along the title line and centerline of Pennsylvania State Highway Route 41; 4) along the arc of a non-tangent circle curving to the right having a radius of 11,656.00 feet, a central angle of 00 degrees 32 minutes 30 seconds, an arc length of 110.20 feet, a chord bearing, north 51 degrees 50 minutes 43 seconds west and a chord distance of 110.10 feet to a point; 5) thence north 51 degrees 34 minutes 28 seconds west, a distance of 306.68 feet to the point and place of beginning.

THIS description was written based upon a map entitled "Condominium Plat, Carroll Contractors, Inc., 1056 Gap Newport Pike, Tax Parcel 59-5-120.2, London Grove Township, Chester County Commonwealth of Pennsylvania", prepared by Control Point Associates, Inc., dated 10/5/2007, revised 10/26/2007, File No. CP 07138, sheet 1 of 1.

CONTAINING 157,731 square feet or 3.620 acres.

BEING the same premises which Carrollton Avondale Company, LLC, a Pennsylvania limited liability co. by Deed dated 12/13/2007 in Chester County in Record Book 7331 P. 978 conveyed unto MBA II, LLC, a Pennsylvania limited liability co., in fee.

BEING known as 1056 Gap Newport Pike, Unit 1, Avondale (London Grove Twp.) PA

BEING UPI No. 59-5-120.2

CONTAINING a commercial building and related improvements.

PLAINTIFF: Bayview Loan Servicing LLC

VS

DEFENDANT: MBA II LLC

SALE ADDRESS: 1056 Gap Newport Pk, Unit 1, Avondale, PA 19311

PLAINTIFF ATTORNEY: **HENRY FINTAN McHUGH, 610-565-2670**

**SALE NO. 13-11-917**  
**Writ of Execution No. 13-02626**  
**DEBT \$70,948.93**

ALL THAT CERTAIN lot of land, on which is erected the south house of a block of 2 frame dwelling house, designated as No. 112 Virginia Avenue, situated in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of Virginia Avenue, a distance of 125 feet south of the south curb line of Walnut Street, a corner of land now of Lizzie Lewis; thence along the west curb line of Virginia Avenue, southwardly 25 feet and extending back westwardly between parallel lines of that width at right angles to said Virginia Avenue to the east line of Division Alley, measured on the north, 132.13 feet and on the south line, 133.1 feet. The north line of this lot passes through the center of the middle division wall of said block of 2 frame dwelling houses, of which the dwelling herein conveyed is the south house.

BOUNDED on the north by land now or late of Lizzie Lewis; on the east by the west curb line of Virginia Avenue; on the south by land now or late of Fred C. Grose; on the west by the east line of Division Alley.

BEING the same premises which Stephen R. Kurash and Croinne D. Kurash, his wife, by indenture dated 6/29/1979 and recorded 7/2/1979 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book D-55 Page 538, granted and conveyed unto Richard T. Kneib and Donna H. Kneib, his wife, in fee.

BEING UPI No. 16-6-976

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **RICHARD T. & DONNA H. KNEIB**

SALE ADDRESS: 112 Virginia Ave, Coatesville, PA 19320

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

**SALE NO. 13-11-918**  
**Writ of Execution No. 10-02528**  
**DEBT \$236,090.77**

BY virtue of a Writ of Execution No. 10-02528

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania,

being 604 Leeward Street, Coatesville, PA 19320-5817

PARCEL No. 38-2-129.74  
IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$236,090.77

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **ANDREA HOR-**

**WATH**

SALE ADDRESS: 604 Leeward Street, Coatesville, PA 19320

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

**SALE NO. 13-11-919**  
**Writ of Execution No. 12-01951**  
**DEBT \$236,936.66**

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 site plan of Beaver Run Knoll, Phase I, originally called Wedgewood Estates, Phase III, dated 2/8/1984, last revised 10/11/1984 and recorded as Plan No. 4885, as follows, to wit:

BEGINNING at an interior point a corner of Lot #429 on said Plan; thence extending along the line of same, south 69 degrees 20 minutes 6 seconds east, 100 feet to a point; thence extending south 21 degrees 39 minutes 53.8 seconds west, 20 feet to a point in the line of Lot #427; thence extending along line of same; north 58 degrees 20 minutes 6 seconds west, 100 feet to a point; thence extending north 21 degrees 38 minutes 53.8 seconds east, 20 feet to the point and place of beginning.

BEING Lot #428 on said Plan.

FOR information purposes only: the APN is shown by the county assessor as 39.5A.227; source of title is Book 4591, Page 2284 (recorded 07/01/99)

TITLE to said premises vested in Israel Ingram, Jr., and Tioka W. Ingram, husband and wife, their heirs and assigns, as tenants by the entireties by Deed from Duncan Robert McIntyre and Deborah Lynn McIntyre, husband and wife dated 06/30/99 and recorded on 7/1/99 in the Chester County Recorder of Deeds in Book 4591, Page 2284.

BEING known as 224 Carlyn Court, Downingtown, PA 19335

TAX Parcel Number: 39-5A-227

RESIDENTIAL dwelling

PLAINTIFF: The Bank of New York Mellon (Trustee) (F/K/A) DBA CWABS Inc FKA The Bank of New York

VS

DEFENDANT: **ISRAEL (JR.) & TIOKA W. INGRAM aka ISRAEL INGRAM**

SALE ADDRESS: 224 Carlyn Court, Downingtown, PA 19335

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

**SALE NO. 13-11-920**  
**Writ of Execution No. 12-05387**  
**DEBT \$99,538.15**

ALL THAT CERTAIN lot of land with the improvements thereon erected situate in the City of Coatesville, County of Chester and State of Pennsylvania, designated as No. 794 Coates Street, bounded and described as follows:

BEGINNING at a point on the southern curb line of Coates Street, a corner of land now or late of John W. Doan and distant twenty-eight feet eight inches west of the west line of a fourteen foot wide alley corresponding to Eighth Avenue; thence measuring along the said southern curb line of Coates Street westwardly fourteen feet two inches to a corner of land now or late of Hilton Matthews and extending back southwardly between parallel lines of that width at right angles to said Coates Street a distance of seventy-five feet to land now or late of Charles R. Ash.

THE eastern line of the lot herein conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining on the east, and the western line of the lot herein conveyed passes through the center of the dividing partition between the house herein conveyed and the house adjoining on the west.

CONTAINING 1062 square feet of land, be the same more or less.

BEING the same premises which Ellamae McDuffy, by Deed dated October 1, 1996, and recorded January 2, 1997, in the Office of the Recorder of Deeds in and for the County of Chester, Deed Book 4125, Page 745, granted and conveyed unto Shaun M. Rogers and Cindy A. Rogers.

PARCEL No. 16-2-215

PLAINTIFF: Stonecrest Income & Opportunity Fund LLC

VS

DEFENDANT: **SHAUN M. & CINDY A. ROGERS**

SALE ADDRESS: 794 Coates St,



Coatesville, PA 19320  
PLAINTIFF ATTORNEY: SARAH E. EHASZ, 412-434-7955

**SALE NO. 13-11-924**  
**Writ of Execution No. 12-09892**  
**DEBT \$1,804,36**

**SALE NO. 13-11-921**  
**Writ of Execution No. 12-13156**  
**DEBT \$272,755.20**

BY virtue of a Writ of Execution No. 12-13156

OWNER(S) of property situate in New Garden Township, Chester County, Pennsylvania, being 939 Newark Road, Toughkenamon, PA 19374-1036

PARCEL No. 60-3-72.1A  
IMPROVEMENTS thereon: residential dwelling

JDGMENT amount: \$272,755.20  
PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS  
DEFENDANT: DAVID J. a/k/a DAVID HIMELRIGHT & ALICIA L. a/k/a ALICIA HIMELRIGHT

SALE ADDRESS: 939 Newark Rd, Toughkenamon, PA 19374

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

**SALE NO. 13-11-923**  
**Writ of Execution No. 12-12482**  
**DEBT \$1,495.28**

DOCKET NO. 12-12482  
ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as "Westtown Mews", a Condominium located in the Township of Westtown, County of Chester and State of Pennsylvania.

TAX Parcel No. 67-2-270  
PROPERTY address: 1518 Manley Road Unit B23, Westtown Twp., Pennsylvania  
PLAINTIFF: Westtown Township  
VS

DEFENDANT: HASSAN BANGURA  
SALE ADDRESS: 1518 Manley Road, Unit B23, West Chester, PA 19382  
PLAINTIFF ATTORNEY: JAMES R. WOOD, 866-211-9466

DOCKET NO. 12-09892  
ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania.

TAX Parcel No. 67-3-43  
PROPERTY address: 115 West Hilltop Road, Westtown Twp., Pennsylvania

PLAINTIFF: Westtown Township  
VS  
DEFENDANT: J H M DEVELOPERS INC

SALE ADDRESS: 115 W. Hilltop Rd, West Chester, PA 19382

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

**SALE NO. 13-11-926**  
**Writ of Execution No. 12-00380**  
**DEBT \$483,948.90**

ALL THAT CERTAIN lot or piece of ground situate in Uwchlan Township, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision for Shamona South at Eagleview, now known as Claremont Village at Eagleview drawn by Chester Valley Engineers, Inc., dated 7/24/1998 and last revised 3/1/1999, said Plan recorded in Chester County as Plan No. 14871, as follows, to wit

BEGINNING at a point on the northeasterly side of Sherbrook Lane (43 feet wide) said point being a corner of Lot No. 81 on said Plan; thence extending from said point of beginning along the northeasterly side of Sherbrook Lane, north 12 degrees 38 minutes 66 seconds west 55.00 feet to a point of curve; thence leaving Sherbrook Lane along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the southeasterly side of Langford Drive (43 feet wide); thence extending along same the 2 following courses and distances; (1) north 77 degrees 23 minutes 05 seconds east 23.50 feet to a point of curve, and (2) northeastwardly along the arc of a circle curving to the left having a radius of 71.50 feet the arc distance of 47.04 feet to a point, a corner of Lot No. 83 on said Plan; thence extending along same the 2 following courses and distances, (1) south 50 degrees 18 minutes 42 seconds east and crossing a 3 feet wide easement, 31.50 feet to

a point, a corner, and (2) north 77 degrees 23 minutes 05 seconds east 83.25 feet to a point in line of "Remaining Area F" on said Plan; thence extending along said lands, south 02 degrees 10 minutes 11 seconds west 67.23 feet to a point, a corner of Lot No. 81 on said Plan; thence extending along same south 77 degrees 23 minutes 05 seconds west 172.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 82 as shown on the abovementioned Plan.

PARCEL No. 33-04-0439

BEING the same premises which Hankin Properties Partnership, a PA General Partnership, by Deed dated 5/10/00 in the Chester County Recorder of Deeds Office on 5/15/00 in Deed Book 4753, Page 1716, granted and conveyed unto David E. Barton and Amy A. Barton, husband and wife.

PLAINTIFF: EMC Mortgage Corporation

VS

DEFENDANT: DAVID E. & AMY A. BARTON

SALE ADDRESS: 507 Sherbrook Ln, Downingtown, PA 19335

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

**SALE NO. 13-11-927**

**Writ of Execution No. 07-10722**

**DEBT \$228,354.86**

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

BEGINNING at a corner of Lot No. 2 located in the bed of Temple Road (legal width of 33 feet and ultimate width of 50 feet) and being distance 635.32 feet from the center of Evans Road (legal width of 23 feet and ultimate width of 50 feet); thence from said point of beginning leaving Temple Road and along Lot No. 2, south 27 degrees 55 minutes west, 357.27 feet to a corner; thence along Lot No. 3, south 32 degrees 23 minutes west, 190.52 feet to a corner of Lot No. 5; thence along Lot No. 5, north 68 degrees 43 minutes 40 seconds west, 489.02 feet to a corner on line of lands of Paul Taylor; thence along lands of Paul Taylor, north 01 degrees 53 minutes west,

294.77 feet to a corner of lands of Henry Burke; thence along lands of Henry Burke and lands of Kutz and James Evans, south 64 degrees 05 minutes east, 597.44 feet to a corner; thence continuing along lands of James Evans, north 27 degrees 55 minutes east 334.95 feet to a corner in the bed of Temple Road; thence in and along the bed of Temple Road, south 53 degrees 14 minutes east 50.60 feet to the place of beginning.

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

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

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

PLAINTIFF: Wells Fargo Bank NA (Trustee) AKA SASCO 2007-BC1

VS

DEFENDANT: MICHAEL RODGERS

SALE ADDRESS: 1388 Temple Road, Pottstown, PA 19465

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

**SALE NO. 13-11-928**

**Writ of Execution No. 13-01024**

**DEBT \$217,001.47**

ALL THAT CERTAIN piece or ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of New London, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by Roy O. Yarnall, made by George E. Register, Jr. and Sons, Inc., Kennett Square, PA dated 11/30/1978 and recorded 05/10/1979 in Plan File #2319 as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-356 known as "School Road" (33 feet wide) said point also being a corner of Lot #3; thence extending from said beginning point and along Lot #2 the 2 following courses and distances: (1) north 87 degrees 28 minutes 00 seconds west, 435.09 feet to an iron pin; and (2) north 28 degrees 20 minutes 00 seconds 239.22 feet to an iron pin in line of Lot #1; thence extending along same south 73 degrees 12 minutes 20 seconds east, 416.34 feet to a point on the title line in the bed of Public Road T-356 known as "School Road"; thence extending along same south 28 degrees 20 minutes 00 seconds west, 125.30 feet to the first mentioned point and place of beginning.

CONTAINING 1.707 acres of land, be the same more or less.

TAX Parcel #71-2-65

BEING known as 494 School Road, Lincoln University, PA 19352

IMPROVEMENTS: residential dwelling

UPI #71-2-65

BEING the same premises which Carolyn B. Welsh, Sheriff of the County of Chester, granted and conveyed unto Janet & Andrew Roark by deed dated February 2, 2005 and recorded February 7, 2005 in Chester County Record Book 6403, Page 855 for the consideration of \$185,550.00.

PLAINTIFF: Nationwide Advantage Mortgage Company

VS

DEFENDANT: JANET & ANDREW ROARK

SALE ADDRESS: 494 School Rd, Lincoln University, PA 19352

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

**SALE NO. 13-11-929**

**Writ of Execution No. 13-04887**

**DEBT \$338,351.95**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, and Land Development Plan for Foxcroft made by Huth Engineers, Inc. dated 9/26/1977 and last revised 1/3/1978 and recorded in the Office for the Recording of Deeds in Plan No. 1528, as follows, to wit:

BEGINNING at a point on the north-westerly side of Charles Drive (50 feet wide) a corner of Lot No.16 on said plan: thence extending along the said side of Chesire Drive measured north 89 degrees, 08 minutes, 23 seconds west, 120 feet to a point; thence leaving the said Chesire Drive and extending north 00 degrees, 51 minutes, 37 seconds east, along line of Lot No. 18 on said , 180 feet to a point; thence extending south 89 degrees, 08 minutes, 23 seconds east, along line of Open Space, 120 feet to a point; thence extending south 00 degrees, 51 minutes, 37 seconds west, alongline of Lot No. 18 on said plan, 180 feet to a point on the northwesterly side of Cheshire Drive, the first mentioned point and place of beginning.

BEING LOT No. 17 on said Plan.

CONTAINING 21,600 square feet of

land, more or less.

BEING PARCEL #33-04P-0055.

IMPROVEMENTS: Residential dwelling.

UPI#33-4P-55

BEING THE SAME PREMISES which Geraldine M. Temoyan and Kenneth K. Temoyan granted and conveyed unto Geraldine M. Temoyan by Deed dated December 22, 2005 and recorded December 27, 2005 in Chester County Record Book 6722, Page 651 for the consideration of \$1.00.

PLAINTIFF: DLJ Mortgage Capital Inc.

VS

DEFENDANT: **GERALDINE M. TEMOYAN**

SALE ADDRESS: 505 Cheshire Dr., Downingtown, PA 19335

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

**SALE NO. 13-11-931**

**Writ of Execution No. 12-02521**

**DEBT \$398,560.76**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate in the Township of West Pikeland, County of Chester, State of Pennsylvania, bounded and described according to a plan of subdivision for Kevin Galbraith, made by Edward B. Walsh & Associates, Inc., Civil Engineers, Exton, PA dated 12/11/1991; last revised 12/30/1997 and recorded 2/19/1998 as Plan #14262 as follows, to wit:

BEGINNING at a point on the north-westerly side of Road "C" known as St. Peters Way (50 feet wide); said point being a corner of Lot #50 (as shown on said Plan); thence from said point of beginning extending along said road the two following courses and distances (1) south 46 degrees 24 minutes 41 seconds west 58.99 feet to a point of curve (2) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 32.49 feet to point a corner of Lot #48; thence extending along same north 66 degrees 47 minutes 57 seconds west passing between a driveway easement areas D49 and D48, 182.57 feet to a point in line of open areas; thence extending along same north 46 degrees 24 minutes 41 seconds east, 167.00 feet to a point a corner of Lot #50, thence extending along same south 43 degrees 35 minutes 19 seconds east, 154.99 feet to the first mentioned point and place of beginning.

BEING Lot #48 as shown on said Plan.

CONTAINING 0.467 acres of land be

the same more or less.

BEING Chester County UPI #34-2-16.

TITLE to said premises is vested in Randall A. Stewart by Deed from Randall A. Stewart and Cynthia R. Stewart, dated September 27, 2002 and recorded October 3, 2002 in Deed Book 5406, Page 2309.

PREMISES being known as: 1620 Saint Peters Way, Chester Springs, Pennsylvania 19425.

TAX I.D. #: 34-2-16

PLAINTIFF: The Bank of New York Mellon (F/K/A) DBA The Bank of New York DBA CWMB Inc

VS

DEFENDANT: **RANDALL A. STEWART**

SALE ADDRESS: 1620 Saint Peters Way, Chester Springs, PA 19425

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

**SALE NO. 13-11-932**

**Writ of Execution No. 10-08333**

**DEBT \$444,644.46**

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

BEGINNING at a point on the easterly side of South Henley Drive, a corner of Lot No. 29; thence extending from said beginning along said Lot No. 29 north 52 degrees 20 minutes 23 seconds east crossing an easement 127 feet to a point in line of Lot No. 27; thence extending along same south 37 degrees 39 minutes 37 seconds east 61.50 feet to a point on the northerly side of Kendal Drive (50 feet wide); thence extending along same south 52 degrees 20 minutes 23 seconds west recrossing said easement 102 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning

BEING Lot No. 28 on said plan CONTAINING 7676 s/f

TITLE to said premises is vested in Ajay K. Bhan and Cindy Bhan, husband and wife,

by deed from Wilkinson Heritage, LLC, a PA Limited Liability Company, dated June 28, 2004 and recorded August 24, 2004 in Deed Book 6261, Page 927 Document #10452319.

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

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

PLAINTIFF: Deutsche Bank National Trust Company  
VS

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

SALE ADDRESS: 18 South Henley Drive, Avondale, PA 19311

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

**SALE NO. 13-11-934**

**Writ of Execution No. 12-13023**

**DEBT \$10,653.60**

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

SITUATE in the Brough of West Chester, County of Chester and State of Pennsylvania, and described according to a Plan of Property of John O. Taylor Estates, said plan made by J. Veron Keech, Register Surveyor, dated 8/17/1963, as follows, to wit:

BEGINNING at a point on the southeasterly side of North Wayne Street at the distance of 85.90 feet measured on a bearing of north 23 degrees 14 minutes west along the said side of North Wayne Street from its point of intersection with the northwesterly side of West Gay Street; thence extending from said point of beginning south 67 degrees 0 minutes west, partly along the center line of a 2 feet wide covered alley 91.9 feet to a point on the northeasterly side of a certain 3 feet wide alley; said 3 feet wide alley extending southeastwardly from a 20 feet wide public alley and communicating with another 3 feet wide alley leading northeastwardly into North Wayne Street; thence extending north 23 degrees 14 minutes west along the said side of the first mentioned 3 feet wide alley 16 feet to a point; thence extending north 67 degrees 0 minutes east, partly along the center line of a division wall 91.50 feet to a side of North Wayne Street, 16 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Matthew B. Wiggins by Deed from Diane Lebold dated 2/27/2004 and recorded 3/5/2004 in the Chester County Recorder of Deeds in Book 6082, Page 1863.

BEING known as 106 N. Wayne Street, West Chester, PA 19382

TAX Parcel Number: 1-8-321.4

RESIDENTIAL dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **MATTHEW B. WIG-**

**GINS**

SALE ADDRESS: 106 N Wayne Street, West Chester, PA 19382

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

**SALE NO. 13-11-935**

**Writ of Execution No. 13-05066**

**DEBT \$339,957.66**

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Landenberg Highlands, drawn by Hillcrest Associates, Inc., dated June 4, 1997, and last revised November 24, 1997, and Plan recorded in Chester County as Plan No. 14334, as follows, to wit:

BEGINNING at a point on the south-westerly side of the cul de sac (of irregular width) at the terminus of Victorian Lane (50 feet wide Private Right of Way), said point being a corner of Lot No. 28 on said Plan; thence extending from said point of beginning along Lot No. 28, south 54 degrees 25 minutes 45 seconds west, 230.51 feet to a point in line of lands marked Open Space on said Plan; thence extending along said lands, north 2 degrees 8 minutes 48 seconds west, 217.05 feet to a point; a corner of Lot No. 26 on said Plan; thence extending along same, south 77 degrees 11 minutes 26 seconds east, 192.33 feet to a point on the northwesterly side of the aforementioned cul de sac; thence extending southwestwardly, southwardly and southeastwardly along the northwesterly, westerly and southwesterly sides of said cul de sac along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 42.22 feet to the first mentioned point and place of beginning.

BEING Lot 27 as shown on the above mentioned Plan.

BEING Parcel #72-03-0088

IMPROVEMENTS: residential dwelling

UPI #72-3-88

BEING the same premises which Pablo M. Demucha and Rosario Demucha, husband and wife, granted and conveyed unto Pablo M. Demucha, married, by Deed dated December 10,

2004 and recorded March 16, 2005 in Chester County Record Book 6436, Page 492 for the consideration of \$1.00.

PLAINTIFF: Deutsche Bank Trust Company Americas (Trustee) DBA Residential Accredited Loans Inc

VS

DEFENDANT: **PABLO M. DEMUCHA**

SALE ADDRESS: 3 Victorian Lane, Landenberg, PA 19350

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

**SALE NO. 13-11-936**

**Writ of Execution No. 13-03973**

**DEBT \$296,968.50**

BY virtue of a Writ of Execution No. 13-03973

OWNER(S) of property situate in Caln Township, Chester County, Pennsylvania, being 35 Deerfield Drive, Thorndale, PA 19372-1166

PARCEL No. 39-4-232

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$296,968.50

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MELISSA L. & SCOTT A. KOSKOSKI**

SALE ADDRESS: 35 Deerfield Dr, Thorndale, PA 19372

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

**SALE NO. 13-11-937**

**Writ of Execution No. 12-10072**

**DEBT \$207,875.28**

ALL THAT CERTAIN buildings and improvements thereon erected, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made by Coventry Associates, Pottstown, Pennsylvania, dated July 7, 1980, last revised February 13, 1981, as follows, to wit:

BEGINNING at a point on the south-westerly right of way line of Ridge Road (Route #23) which point is at the distance of 100 feet northwest from a point in corner of land now or late of H.H. & V.M. Wells; thence extending from said point of beginning along Lot No. 6 on said Plan the two (2) following courses and distances, viz: (1) south 62 degrees 20 minutes 47.6 seconds

west 25 feet; and (2) south 68 degrees 2 minutes 58.4 seconds west 189.03 feet to a point in corner in line of land now or late of Puleo; thence extending along said land north 49 degrees 30 minutes west 157.67 feet to a point a corner of Lot No. 3 on said Plan; thence extending along said Lot No. 3 and 4 on said Plan, north 50 degrees 49 minutes 52.9 seconds east 277.34 feet to a point on the southwesterly right of way line on Ridge Road aforesaid; thence extending along the said side thereof south 27 degrees 39 minutes 12.9 seconds east 220.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said Plan.

BEING Parcel No. 26-3A-52.

BEING the same premises which Annette Moran, Ino Vandersteur and Pamela Vandersteur, husband and wife, by Deed dated 8/11/04 and recorded in the Chester County Recorder of Deeds Office on 8/16/04 in Deed Book 6253, Page 910, granted and conveyed unto Paul Kerrigan and Carlton Ann Daily-Kerrigan, husband and wife.

PLAINTIFF: HSBC Bank USA National Association (Trustee) DBA Citigroup Mortgage Loan Trust Inc

VS

DEFENDANT: **PAUL KERRIGAN & CARLTON ANN DAILEY-KERRIGAN**

SALE ADDRESS: 26 Ridge Rd, Phoenixville, PA 19460

PLAINTIFF

ATTORNEY:

**CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

**SALE NO. 13-11-938**

**Writ of Execution No. 11-13437**

**DEBT \$259,004.38**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon situate in the Township of Westtown, County of Chester, State of Pennsylvania, and described according to a Plan known as "Wedgewood Park", said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, dated April 27, 1956, as follows, to wit:

BEGINNING at a point on the northeasterly side of Larchwood Road (fifty feet wide) said point being measured by the two following courses and distances from a point of curve on the northwesterly side of Oakbourne Road (forty feet wide) (1) leaving Oakbourne Road on the arc of a circle curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven hundredths feet to a point of tangent

on the northeasterly side of Larchwood Road, and (2) north sixteen degrees, one minutes twenty seconds west measured along the said side of Larchwood Road, one hundred sixty feet to the point of beginning; thence extending from said point of beginning north sixteen degrees one minutes twenty seconds west measured along the said side of Larchwood Road one hundred thirty feet to a point; thence extending south twelve degrees one minute east one hundred thirty and thirty-two hundredths feet to a point; thence extending south seventy-three degrees fifty-eight minutes forty seconds west one hundred seventy-nine and twenty hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 21 on the above-mentioned Plan.

CONTAINING in area twenty-three thousand, eight hundred eighty-eight (23,888) square feet more or less.

TITLE to said premises is vested in John R Eyler and Cynthia B Eyler by Deed from Audrey I. Sheehan, dated July 15, 2004 and recorded July 30, 2004 in Deed Book 6235, Page 2089.

PREMISES being known as: 106 Larchwood Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 67-4C-48

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

VS

DEFENDANT: **JOHN R. & CYNTHIA B. ELYER**

SALE ADDRESS: 106 Larchwood Road, West Chester, PA 19382

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

**SALE NO. 13-11-939**

**Writ of Execution No. 12-02383**

**DEBT \$212,084.04**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Reeder, Magarity and Bryant, Professional Engineers, Upper Darby, PA on May 14, 1951 as follows:

BEGINNING at a point in the center line of Chester Road (as shown on said Plan) at the distance of 125 feet measured north 25 degrees 8 minutes west along same from its intersection with the center line of Marlboro Road (50 feet wide);



thence extending from said beginning point and along the said center line of Chester Road north 25 degrees 8 minutes west 100 feet to a point; thence extending south 64 degrees 52 minutes west 200 feet to a point; thence extending south 25 degrees 8 minutes east 100 feet to a point; thence extending north 64 degrees 52 minutes east 200 feet to the first mentioned point and place of beginning.

BEING Lot No. 157 Chester Road, as shown on said Plan.

BEING UPI # 67-3-74.

COMMONLY known as: 1004 S. Chester Road, West Chester, PA 19382

TITLE to said premises is vested in Jack Robert Bailey by Deed from Joan S. Johnson, dated 1/20/2006 and recorded on 2/1/2006 in Book 6753, Page 546.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JACK ROBERT BAILEY**

SALE ADDRESS: 1004 S. Chester Rd, West Chester, PA 19382

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

**SALE NO. 13-11-941**

**Writ of Execution No. 12-08794**

**DEBT \$1,547.05**

DOCKET NO. 12-08794

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

TAX Parcel No. 39-2N-29

PROPERTY address: 576 Lancaster Court, Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **BENJAMIN W. & SHAWNA L. STEWART**

SALE ADDRESS: 576 Lancaster Ct, Downingtown, PA 19335

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

**SALE NO. 13-11-942**

**Writ of Execution No. 13-01853**

**DEBT \$327,987.59**

TAX Parcel #11-1-19

PROPERTY address: 414 Sunset Drive, Downingtown, PA 19335

IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Kimberly Hunter Courtney and Brian S. Courtney

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

VS

DEFENDANT: **KIMBERLY HUNTER & BRIAN S. COURTNEY**

SALE ADDRESS: 414 Sunset Dr, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

**, SALE NO. 13-11-943**

**Writ of Execution No. 13-05393**

**DEBT \$106,976.41**

ALL THAT CERTAIN lot of land situate on the southerly side of road leading from Hickory Hill to Lewisville (Pa., State Hickory #472) in Elk Township, Chester County, Pa. bounded and described in accordance with survey made 11/28/1952 by Arthur Crowell, Registered Surveyor, as follows:

BEGINNING at a point in the center line of the road leading from Hickory Hill to Lewisville, Pa., State Highway #472, which point of beginning is westward about 378 feet from the intersection of the center line of said Route #472 with the center line of an unimproved road leading southward from Route #472, a corner of land, now or late of T.L. Fisher; thence continuing along the center of said Route #472 and by land of D.L. Kauffman, south 64 degrees, 40 minutes east, 163.8 feet to a point; thence leaving said road and by other last of Charles C. Futty, et ux and passing over an iron pin distant 20 feet, south 2 degrees, 30 minutes west, 254 feet to an iron pin; thence by the same, north 87 degrees, 30 minutes west, 151 feet to an iron pin and north 2 degrees, 30 minutes east, passing over an iron pin in the south road bank, 318 feet to the first mentioned point and place of beginning.

CONTAINING 1 acre of land, more or less.

CHESTER County Tax Parcel #70-4-28.

TAX Parcel #: 70-4-28

BEING known as: 1600 Lewisville Road, Oxford, PA 19363

BEING the same premises which Juddie D. McKinney and Patricia G. McKinney, husband and wife, by Deed dated 11/27/96 and recorded 12/4/96, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book



4114 Page 606, granted and conveyed unto B. Neil McFadden and Dana E. McFadden, husband and wife

PLAINTIFF: JPMorgan Chase Bank  
NA

VS  
DEFENDANT: **DANA E. & B. NEIL aka B.N. McFADDEN**

SALE ADDRESS: 1600 Lewisville Rd, Oxford, PA 19363

PLAINTIFF ATTORNEY: **JILL P. JENKINS, 215-627-1322**

**SALE NO. 13-11-944**  
**Writ of Execution No. 13-03956**  
**DEBT \$205,954.00**

ALL THOSE TWO CERTAIN lots of land with improvements thereon erected, designated as Lot #184 and 185 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols and more particularly bounded and described as follows:

BEGINNING at a stake on the north line of George Street, a corner of Lot #186 now owned by the Grantor herein; thence along the said north line of George Street south 70 degrees 07 minutes west 100 feet to a stake, a corner of Lot #183 now owned by the Grantor herein; thence by said Lot #183 north 19 degrees 53 minutes west 150 feet to a stake in the south line of Ross Street north 70 degrees 07 minutes east 100 feet to a stake, a corner of said Lot #186; thence by said Lot #186 south 19 degrees 53 minutes east 150 feet to the place of beginning.

BEING UPI No. 38-5C-47

BEING the same premises which Glenn E. Reeves, Jr. and Joyce L. Reeves, husband and wife, by Deed dated May 25, 2005 and recorded June 1, 2005 in Chester County in Book 6506, Page 824, et seq., granted and conveyed unto Con-Lyn Properties of Pennsylvania, LLC, in fee.

TO be sold as the property of Con-Lyn Properties of Pennsylvania, LLC

PLAINTIFF: HCNP 1 LLC (Assignee)  
DBA National Penn Bank

VS  
DEFENDANT: **CON-LYN PROPERTIES OF PENNSYLVANIA LLC**

SALE ADDRESS: 937-939 George St, Coatesville, PA 19320

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

**SALE NO. 13-11-945**  
**Writ of Execution No. 13-04073**  
**DEBT \$188,789.39**

BY virtue of a Writ of Execution No. 13-04073

OWNER(S) of property situate in Valley Township, Chester County, Pennsylvania, being 32 Cynthia Road, Coatesville, PA 19320-2718

PARCEL No. 38-4-131  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$188,789.39  
PLAINTIFF: Flagstar Bank FSB

VS  
DEFENDANT: **JAMES L. MATTSON, JR. and KELLY S. HAYES**

SALE ADDRESS: 32 Cynthia Road, Coatesville, PA 19320

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

**SALE NO. 13-11-946**  
**Writ of Execution No. 13-05556**  
**DEBT \$266,090.41**

By virtue of a Writ of Execution No. 13-0556

Owner(s) of property situate in Westtown Township, Chester County, Pennsylvania being 415 Leslie Lane, West Chester, PA 19382-0000

Parcel No. 67-2H-5  
IMPROVEMENTS: Residential Property

Judgment Amount: \$266,090.41  
PLAINTIFF: JPMorgan Chase Bank N A (s/b/m) DBA Chase Home Finance LLC

VS  
DEFENDANT: **JOHN F. & KATHLEEN E. GRUBB**

SALE ADDRESS: 415 Leslie Ln., West Chester, PA 19382

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

**SALE NO. 13-11-947**  
**Writ of Execution No. 13-04551**  
**DEBT \$231,327.19**

BY virtue of a Writ of Execution No. 13-04551

OWNER(S) of property situate in West Chester Borough, Chester County, Pennsylvania, being 338 West Gay Street, West Chester, PA

19380-2819  
PARCEL No. 1-8-394  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$231,327.19  
PLAINTIFF: Nationstar Mortgage

LLC  
VS  
DEFENDANT: **EVAN T. WAWRZY-  
NIAK**

SALE ADDRESS: 338 W Gay St,  
West Chester, PA 19380

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

**SALE NO. 13-11-948**  
**Writ of Execution No.11-09004**  
**DEBT \$200,820.56**

BY virtue of a Writ of Execution No.  
11-09004

OWNER(S) of property situate in the  
Township of Charlestown, County of Chester and  
Commonwealth of Pennsylvania, being 28 Marian  
Road, Phoenixville, PA 19460-2911

PARCEL No. 35-02E-0019  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$200,820.56  
PLAINTIFF: PHH Mortgage

Corporation  
VS  
DEFENDANT: **RACHELLE R. &  
ROBERT A. (JR.) FEDICK**

SALE ADDRESS: 28 Marian Rd,  
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOSEPH  
E. DeBARBERIE, 215-563-7000**

**SALE NO. 13-11-949**  
**Writ of Execution No. 13-03432**  
**DEBT \$289,265.98**

ALL THAT CERTAIN lot of land situ-  
ate in Township of Thornbury, Chester County,  
Pennsylvania:

BEING known as 185 Lydia Lane,  
(Thornbury Township), West Chester, PA 19382  
PARCEL Number: 66-3-8.16

IMPROVEMENTS: residential proper-  
ty

PLAINTIFF: Bank of America NA  
VS  
DEFENDANT: **SUN OK & PILL  
WON PARK**

SALE ADDRESS: 185 Lydia Ln, West

Chester, PA 19382  
PLAINTIFF ATTORNEY: **J. ERIC  
KISHBAUGH, 856-669-5400**

**SALE NO. 13-11-950**  
**Writ of Execution No. 13-05809**  
**DEBT \$27,828,436.57**

ALL THAT CERTAIN Unit being Unit  
“A” of Deerfield Center, a Condominium, located  
in East Whiteland Township, Chester County,  
Pennsylvania, which Unit is designated in the  
Declaration of Condominium of Deerfield Center,  
a Condominium (the “Declaration of  
Condominium”) recorded in the Recorder of  
Deeds Office of Chester County, Pennsylvania in  
Record Book 5154 Page 1977 as amended and  
restated by Amended and Restated Declaration of  
Condominium, “Deerfield Center, a  
Condominium” dated as of 6/24/2005 and also as  
described according to a Plan titled Deerfield  
Center-A Condominium, Condominium Plats and  
Plans by Momen and Associates, Inc., dated  
12/17/2001, as follows, to wit:

BEGINNING at a point, said point  
being located the following course and distance  
from the intersection of the northerly side of  
Lancaster Avenue (70.00 feet wide) and the west-  
erly property line of said property, (I) north 08  
degrees 22 minutes 59 seconds east 318.28 feet to  
the point arid place of beginning; thence north 56  
degrees 42 minutes 21 seconds west, 68.35 feet to  
a point, thence north 11 degrees 44 minutes 22 sec-  
onds west 121.26 feet to a point; thence along the  
arc of a circle curving to the right, having a radius  
of 108.00 feet the arc distance of 84.93 feet, hav-  
ing a chord of north 45 degrees 03 minutes 17 sec-  
onds east 82.75 feet to a point; thence north 33  
degrees 18 minutes 54 seconds east 121.10 feet to  
a point; thence north 78 degrees 17 minutes 33 sec-  
onds east 45.19 feet to a point; thence south 56  
degrees 42 minutes 27 seconds east 64.78 feet to a  
point; thence south 33 degrees 17 minutes 33  
seconds west 157.81 feet to a point; thence south 11  
degrees 42 minutes 27 seconds east 125.92 feet to  
a point; thence south 33 degrees 17 minutes 33  
seconds west 68.36 feet to the first mentioned  
point and place of beginning.

TOGETHER with an undivided interest  
in the Common Elements as more particularly as  
set forth in the Declaration of Condominium.

CONTAINING 38,898 sq. feet (0.8930  
acres) of land, more or less.

BEING UPI# 42-4-125.5.  
AND being the same premises which  
Deerfield Corporate Center I Associates, LP, a

Pennsylvania Limited Partnership by Special Warranty Deed dated 6/24/2005 and recorded 7/11/2005 in the County of Chester in Record Book 6544 Page 973, granted and conveyed unto Liberty Malvern, LP, a Delaware Limited Partnership, in fee.

PLAINTIFF: JPMCC 2005-CIBC13  
Offices of PA Limited Partnership  
VS  
DEFENDANT: **LIBERTY MALVERN, LP**

SALE ADDRESS: 100 Deerfield Lane,  
East Whiteland Township, PA 19355

PLAINTIFF ATTORNEY: **CHRISTINE R. O'NEIL, 215-665-8500**

**SALE NO. 13-11-951**  
**Writ of Execution No. 13-02618**  
**DEBT \$190,468.22**

BY virtue of a Writ of Execution No. 13-02618

OWNER(S) of property situate in the Phoenixville Borough, 4th, Chester County, Pennsylvania, being 121 North Street, Phoenixville, PA 19460-3225

PARCEL No. 15-5-467

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$190,468.22

PLAINTIFF: The Bank of New York Mellon (F/K/A) FKA The Bank of New York (Trustee) DBA CWABS Inc

VS

DEFENDANT: **WENDELL aka WENDEL & CHRISTINE E. JOHNSON**

SALE ADDRESS: 121 North St, Phoenixville, PA 19460

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

**SALE NO. 13-11-952**  
**Writ of Execution No. 13-05329**  
**DEBT \$391,237.78**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in West Caln Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Cambridge Oaks, dated 6/21/01, last revised 6/9/02 and recorded as Chester County Plan #16363, as follows, to wit:

BEGINNING at a point on the southerly side on an unnamed road, a corner of Lot #16 on said Plan; thence extending along the same, south

08 degrees 42 minutes 42 seconds west 344.81 feet to a point, on line of lands now or late of Ronald L. Taggart; thence extending along the same, north 88 degrees 07 minutes 00 seconds west 150.18 feet to a point, a corner of Lot #18; thence extending along the same, north 08 degrees 27 minutes 24 seconds east 371.08 feet to a point on the southerly side of an unnamed road, aforesaid; thence extending along the same, the 2 following courses and distances, to wit: (1), on the arc of a circle, curving to the left, having a radius of 250.00 feet, the arc distance of 93.70 feet; & (2), south 84 degrees 41 minutes 38 seconds east 58.48 feet to a point, a corner of Lot #16 on said Plan, the first mentioned point and place of beginning.

BEING Lot #17 on said Plan.

BEING Chester County UPI 28-4-55.17.

TAX Parcel #: 28-4-55.17

BEING known as: 115 Jacobs Drive, Coatesville, PA 19320

BEING the same premises which Cayman Consulting, Inc., by Deed dated 10/6/04 and recorded 10/14/04, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 6307 Page 1623, granted and conveyed unto Carlette S. Miller.

PLAINTIFF: The Bank of New York Mellon (F/K/A) FKA The Bank of New York (Trustee) DBA CWABS Inc

VS

DEFENDANT: **CARLETTE S. MILLER**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA 19320

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

**SALE NO. 13-11-953**  
**Writ of Execution No. 12-11664**  
**DEBT \$849,742.92**

ALL THAT CERTAIN lot or piece of ground, situate in Kennett Township, Chester County and State of Pennsylvania, bounded and described according to Final Subdivision Plan of Property of F. Lance Sumser, Inc. made by G.D. Houtman and Sons, Inc., Civil Engineers-Land Planners dated April 3, 1989 and last revised April 21, 1989 and recorded in Chester County as Plan No. 9286-9289 and being more fully described as follows, to wit:

BEGINNING at a point on the west side of Stonepine Drive said point being the south-east corner of Lot No. 6 as shown on Plan; thence extending along said Stonepine Drive the two (2)

following courses and distance: (1) on the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 10 feet to a point of tangent; and (2) south 42 degrees 00 minutes 00 seconds west, 243 feet to a corner of Lot No. 3; thence extending along same north 60 degrees 20 minutes 00 seconds west and crossing a 25 feet wide drainage easement 357 feet to a corner of storm water management basin and access easement; thence extending north 9 degrees 20 minutes 00 seconds west, 115 feet to a point in the said easement; thence extending north 4 degrees 00 minutes 00 seconds east, 50 feet to a point in aforesaid easement; thence extending out of said easement south 76 degrees 06 minutes 49 seconds east, and crossing Wetlands Easement, 330.53 feet to a point; thence extending south 67 degrees 20 minutes 00 seconds east, 188 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

CONTAINING 2.038 acres of land, more or less.

BLR No: 62-4-194.4

PLAINTIFF: Washington First Bank  
VS

DEFENDANT: **ROBERT G.**

**TSAGANOS and KATINA L. TSAGANOS**

SALE ADDRESS: 108 Stonepine Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **STEPHEN J. LABROLL, 215-567-1530**

**SALE NO. 13-11-954**

**Writ of Execution No. 09-07003**

**DEBT \$811,164.63**

ALL THAT CERTAIN tract or piece of land situate on the south side of Honeysuckle Lane and being Lot 7 of the Briarwood Subdivision Phase II situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania being more fully bounded and described in accordance with a survey by Andrew F. Kent, P.L.S., designated 223-03-87, as follows, to wit:

BEGINNING at an iron pin in the southern right of way line of Honeysuckle Lane (50 feet wide), a corner of Lot 6; thence leaving said right of way along Lot 6, south 08 degrees 27 minutes 09 seconds west, 329.76 feet to an iron pin in line of lands of William G. Sweinhart and Anna J. Sweinhart, his wife; thence along lands of the same, north 82 degrees 07 minutes 46 seconds west, 162.01 feet to an iron pin, a corner of lands of David J. McGrath and Gladys H. McGrath, his

wife; thence along lands of the same, south 88 degrees 09 minutes 48 seconds west, 283.37 feet to an iron pin, a corner of Lot 8; thence along Lot 8, north 48 degrees 00 minutes 38 seconds east, 418.00 feet to an iron pin in the southwestern right of way of the cul-de-sac of Honeysuckle Lane; thence along said cul-de-sac and the right of way of Honeysuckle Lane the three (3) following courses and distances: (1) in an easterly direction by a line curving to the left having a central angle of 111 degrees 16 minutes 39 seconds, a radius of 60.00 feet and a distance along the arc of 116.53 feet to an iron pin (2) in an easterly direction by a line curving to the right having a central angle of 55 degrees 46 minutes 16 seconds, a radius of 20.00 feet and a distance along the arc of 19.47 feet to an iron pin (3) north 92 degrees 30 minutes 15 seconds east, 67.99 feet to an iron pin, the place of beginning.

CONTAINING 2.00 acres.

CHESTER County Tax Parcel 17-2-

4.9.

TITLE to said premises is vested in Barbara J Lenzi and Thomas C Lenzi by Deed from Charles G. Kersch and Betty M. Kersch, dated March 31, 1989 and recorded April 6, 1989 in Deed Book 1485, Page 254.

PREMISES being known as: 1804 Honeysuckle Lane, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-4-4.9

PLAINTIFF: Asset Bank  
VS

DEFENDANT: **BARBARA J. & THOMAS C. LENZI**

SALE ADDRESS: 1804 Honeysuckle Ln, Pottstown, PA 19465

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

**SALE NO. 13-11-955**

**Writ of Execution No. 10-10453**

**DEBT \$264,547.15**

BY virtue of a Writ of Execution No. 2010-10453

OWNER(S) of property situate in Valley Township, Chester County, Pennsylvania, being 350 Airport Road, Coatesville, PA 19320-1862

PARCEL No. 38-1-3.1A

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$264,547.15

PLAINTIFF: Chase Home Finance

LLC

VS  
 DEFENDANT: **GLENN J. & CAROL S. FORTE**  
 SALE ADDRESS: 350 Airport Rd, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **JOSEPH E. DeBARBERIE, 215-563-7000**

**SALE NO. 13-11-956**  
**Writ of Execution No. 12-00748**  
**DEBT \$327,664.49**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc., dated 12-12-2003 last revised 12-14-2004 and recorded as Plan File No. 17297, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Road E (Shoreham Drive), a corner of Lot 144 on said Plan; thence extending along Road E (Shoreham Drive) on the arc of a circle curving to the right having a radius of 775.00 feet the arc distance of 22.03 feet to a point, a corner of Lot 146; thence extending along same south 03 degrees 29 minutes 12 seconds west 122.03 feet to a point in line of Open Space B; thence extending along same, south 86 degrees 30 minutes 48 seconds west 22.00 feet to a corner of Lot 144, aforementioned; thence along same north 03 degrees 29 minutes 12 seconds east 120.84 feet to the first mentioned point and place of beginning.

CONTAINING 2,673 square feet more or less.

BEING Lot 145 on said Plan.  
 BEING UPI #47-5-274

TITLE to said premises is vested in Bret Anthony Baker by Deed from Baker Residential of Pennsylvania, LLC, dated August 11, 2006 and recorded August 23, 2006 in Deed Book 6934, Page 152.

PREMISES being known as: 17 Shoreham Drive, Coatesville, Pennsylvania 19320.  
 TAX I.D. #: 47-05-0274  
 PLAINTIFF: Bank of America (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS  
 DEFENDANT: **BRET ANTHONY BAKER**  
 SALE ADDRESS: 17 Shoreham Dr, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **CELINE**

**DERKRIKORIAN, 215-790-1010**

**SALE NO. 13-11-957**  
**Writ of Execution No. 12-12675**  
**DEBT \$321,536.75**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Windsor Ridge" made by Horizon Engineering Associates, LLC, Quakertown, PA, dated August 14, 2002, last revised May 20, 2005, recorded September 22, 2005, as Plan No. 17585 as follows, to wit:

BEGINNING at a point on the northerly side of Cavalier Lane, a corner of Lot 42 on said Plan; thence extending along Cavalier Lane, south 79 degrees 16 minutes 50 seconds west, 20.00 feet to a point a corner of Lot 44; thence extending along Lot 44, north 10 degrees 43 minutes 10 seconds west, 112.00 feet to a point on the southerly side of Lane DD; thence extending along Lane DD, north 79 degrees 16 minutes 50 seconds east, 20.00 feet to a point a corner of Lot 42, aforesaid; thence extending along Lot 42, south 10 degrees 43 minutes 10 seconds east, 112.00 feet to the first mentioned point and place of beginning.

BEING Lot 43 on said Plan.  
 TAX ID/Parcel No. UPI #32-2-59

BEING the same premises which Pulte Homes of PA, Limited Partnership, by Deed dated 3/13/08 and recorded in the Chester County Recorder of Deeds Office on 4/16/08 in Deed Book 7411, Page 1, granted and conveyed unto Jeffrey A. Lambert and Doreen E. Lambert, husband and wife, as tenants by the entirety.

PLAINTIFF: JPMorgan Chase Bank National Association

VS  
 DEFENDANT: **JEFFREY A. & DOREEN E. LAMBERT**

SALE ADDRESS: 1918 Cavalier Lane, Chester Springs, PA 19425  
 PLAINTIFF ATTORNEY: **CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

**SALE NO. 13-11-959**  
**Writ of Execution No. 13-02945**  
**DEBT \$142,906.28**

BY virtue of a Writ of Execution No. 13-02945  
 OWNER(S) of property situate in the

East Caln Township, Chester County, Pennsylvania, being 400 Winding Way #2, a/k/a 400 Winding Way Unit 2, Downingtown, PA 19335-3280

PARCEL No. 40-2-551  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$142,906.28  
PLAINTIFF: Pennymac Mortgage Investment Trust Holdings I LLC

VS  
DEFENDANT: **BARTHOLOMEW & PATRICIA fka PATRICIA MESSINA TUNNEY**

SALE ADDRESS: 400 Winding Way #2, a/k/a 400 Winding Way Unit 2, Downingtown, PA 19335

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

**SALE NO. 13-11-960**  
**Writ of Execution No. 12-04902**  
**DEBT \$127,960.31**

BY virtue of a Writ of Execution No. 12-04902

OWNER(S) of property situate in the Borough of Phoenixville, Chester County, Pennsylvania, being 359 Emmett Street, Phoenixville, PA 19460-3157

PARCEL No. 15-5-115  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$127,960.31  
PLAINTIFF: Bank of America NA  
VS

DEFENDANT: **WAYNE CRUMB**  
SALE ADDRESS: 359 Emmett St, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOSEPH E. DEBARBERIE, 215-563-7000**

**SALE NO. 13-11-961**  
**Writ of Execution No. 12-00939**  
**DEBT \$321,833.73**

BY virtue of a Writ of Execution No. 12-00939

OWNER(S) of property situate in the Township of East Bradford, County of Chester and State of Pennsylvania, being 851A Brandywine Road, Downingtown, PA 19335-4003

PARCEL No. 51-2-110.7A  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$321,833.73

PLAINTIFF: US Bank National Association (Trustee) DBA Structured Asset Securities Corporation Mortgage Pass-Through Certificates

VS  
DEFENDANT: **JAMES R. & PATRICIA A. MARTIN**

SALE ADDRESS: 851A Brandywine Rd, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JONATHAN LOBB, 215-563-7000**

**SALE NO. 13-11-962**  
**Writ of Execution No. 12-05344**  
**DEBT \$106,493.76**

BY virtue of a Writ of Execution No. 12-05344

OWNER(S) of property situate in the 4th Ward of Phoenixville Borough, Chester County, Pennsylvania, being 139 Emmett Street, Phoenixville, PA 19460-3156

PARCEL No. 15-05-0159  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$106,493.76  
PLAINTIFF: Bank of America NA  
VS

DEFENDANT: **MICHAEL & CATHERINE aka CATHERINE I. PLETCHER**

SALE ADDRESS: 139 Emmett St, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JONATHAN LOBB, 215-563-7000**

**SALE NO. 13-11-963**  
**Writ of Execution No. 12-10404**  
**DEBT \$110,791.35**

BY virtue of a Writ of Execution No. 12-10404

OWNER(S) of property situate in the Sixth Ward of the Borough of Phoenixville, Chester County, Pennsylvania, being 527 Nutt Road, Phoenixville, PA 19460-3330

PARCEL No. 15-12-167  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$110,791.35  
PLAINTIFF: Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc

VS  
DEFENDANT: **MARK F. RONCASE**  
SALE ADDRESS: 527 Nutt Road, Phoenixville, PA 19460



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

**SALE NO. 13-11-964**  
**Writ of Execution No. 10-15084**  
**DEBT \$31,317.30**

BY virtue of a Writ of Execution No. 2010-15084-RC

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 357 Devon Drive, Exton, PA 19341-1748

PARCEL No. 33-5J-303  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$313,170.30  
PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **ROBERT C. & LISA KENT**

SALE ADDRESS: 357 Devon Dr, Exton, PA 19341

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

**SALE NO. 13-11-965**  
**Writ of Execution No. 12-02550**  
**DEBT \$407,996.39**

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

BEING known as 125 Forest Manor Road, Lincoln University, PA 19352

PARCEL Number: 57-8-18.1  
IMPROVEMENTS: residential property

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

VS  
DEFENDANT: **NEIL LINKMEYER**  
SALE ADDRESS: 125 Forest Rd,

Lincoln University, PA 19352  
PLAINTIFF ATTORNEY: **NICOLE B. LaBLETТА, 856-669-5400**

**SALE NO. 13-11-966**  
**Writ of Execution No. 12-08407**  
**DEBT \$203,634.22**

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

in the Township of Tredyffrin, County of Chester and State of Pennsylvania, and described according to a Plan of Lots, made for Maynard Poole, Inc., by Damon and Foster, Civil Engineers at Sharon Hill, PA under dated of 2-22-1955, last revised 6-10-1955 as follows, to wit:

BEGINNING at a point on the northwesterly side of Pugh Road at the distance of 157.76 feet, measures south 82 degrees 49 minutes west, along the northwesterly side of Pugh Road from a point an angle therein which at the distance of 851.66 feet, measured south 69 degrees 20 minutes west, along the northwesterly side of Pugh Road to a point a corner formed by its intersection (if extended) to intersect with the original center line of Old Eagle School Road (33 feet wide) thence continuing along the northwesterly side of Pugh Road, south 82 degrees 49 minutes west, 100.57 feet to a point, thence leaving the said side of Pugh Road and extending north 11 degrees 25 minutes west, 295.85 feet to a point, thence extending north 76 degrees 16 minutes 20 seconds east, 102.05 feet to a point, thence extending south 11 degrees 06 minutes 15 seconds east, 307.41 feet to the northwesterly side of Pugh Road, being the first mentioned point and place of beginning.

PARCEL No. 43-06K-0006

BEING the same premises which Mark E. Hahn and Joan M. Hahn, by Deed dated 6/27/00 and recorded in the Chester County Recorder of Deeds Office on 7/14/00 in Deed Book 4784, Page 1307, granted and conveyed unto Philip V. Tiewater and Beth K. Tiewater, husband and wife, tenants by the entireties

PLAINTIFF: Deutsche Bank National Trust Company  
VS

DEFENDANT: **PHILIP V. & BETH K. TIEWATER**

SALE ADDRESS: 613 Pugh Rd, Wayne, PA 19087

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

**SALE NO. 13-11-967**  
**Writ of Execution No. 10-13934**  
**DEBT \$3,262.94**

DOCKET NO. 10-13934

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements hereon erected, situated in the Township of Caln, County of Chester, and State of Pennsylvania.

TAX Parcel No. 39-2L-77  
PROPERTY address: 103 Glen Ridge

Drive, Caln Township, Pennsylvania  
 PLAINTIFF: Township of Caln  
 VS  
 DEFENDANT: **LAURA LOCKER**  
**(aka) aka LAURA OUTT**  
 SALE ADDRESS: 103 Glen Ridge  
 Drive, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **JAMES R.**  
**WOOD, 866-211-9466**

**SALE NO. 13-11-968**  
**Writ of Execution No. 12-08664**  
**DEBT \$1,536.97**

DOCKET NO. 12-08664

ALL THAT CERTAIN message and tract of land with the hereditaments and appurtenances, situate in Caln Township, (erroneously described in former conveyances as Valley Township), Chester County, Pennsylvania.

TAX Parcel No. 39-4A-6  
 PROPERTY address: 2609 Kings Highway, Caln Township, Pennsylvania  
 PLAINTIFF: Township of Caln  
 VS  
 DEFENDANT: **NICHOLAS BUCCI**  
 SALE ADDRESS: 2609 Kings Highway, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

**SALE NO. 13-11-969**  
**Writ of Execution No. 12-08817**  
**DEBT \$1,552.00**

DOCKET NO. 12-08817

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

TAX Parcel No. 39-4E-191  
 PROPERTY address: 2577 Clothier Street, Caln Township, Pennsylvania  
 PLAINTIFF: Township of Caln  
 VS  
 DEFENDANT: **BRUCE R. & DEBORAH L. MILLER**  
 SALE ADDRESS: 2577 Clothier St, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

**SALE NO. 13-11-970**  
**Writ of Execution No. 12-08804**  
**DEBT \$1,552.07**

DOCKET NO. 12-08804

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

TAX Parcel No. 39-4-273  
 PROPERTY address: 12 Marion Drive, Caln Township, Pennsylvania  
 PLAINTIFF: Township of Caln  
 VS  
 DEFENDANT: **CHARLOTTE ROCHELLE**  
 SALE ADDRESS: 12 Marion Drive, Thorndale, PA 19372  
 PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

**SALE NO. 13-11-971**  
**Writ of Execution No. 10-00654**  
**DEBT \$335,852.63**

ALL THAT CERTAIN lot or parcel of land situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Lot Conveyance Plan for O'Smead Farms by Howard W. Doran, Inc., Newtown, Sq., PA dated 2/10/1995 last revised 5/17/1995 and recorded 8/14/1995 as Plan No. 13513 as follows, to wit:

BEGINNING at a point of curve on the westerly side of Gregory Lane (50 feet wide), said point being a corner of Lot 9, as shown on said Plan; thence from said point of beginning leaving said cul-de-sac extending along Lot 9 south 75 degrees 30 minutes 00 seconds east 207.51 feet to a point in line of lands now or formerly of Lynch, being a corner of Lot 9; thence extending along lands now or formerly of Lynch, north 12 degrees 03 minutes 42 seconds east 19.57 feet to a point in line of lands now or formerly of Gilbert and Agnes A. Cruz, being a corner of lands now or formerly of Lynch; thence extending partially along lands now or formerly of Cruz the 3 following courses and distances: (1) south 77 degrees 56 minutes 18 seconds east, 150.00 feet to a point of curve, (2) on a line curving to the right having a radius of 50.00 feet an arc distance of 32.91 feet to a point; thence (3) north 49 degrees 46 minutes 29 seconds east 70.71 feet to a point of curve on the northwesterly side of Gregory Lane aforesaid; thence leaving lands now or formerly of Cruz extending along said road on a line curving to the left having a radius of 175.00 feet an arc distance of 196.32 feet



to the first mentioned point and place of beginning.  
BEING Lot No. 10 on said Plan.  
BEING Chester County UPI 51-5-57.1J

BEING known as 488 Gregory Lane, West Chester, PA 19380

BEING the same premises which Timothy R. Brewer and Christine Brewer, husband and wife, by Deed dated July 29, 1999 and recorded December 1, 1999 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4676, Page 356, granted and conveyed unto Gary W. Acers and Sharon J. Acers

PARCEL No.: 51-5-57.1J

IMPROVEMENTS: residential property

PLAINTIFF: US Bank NA

VS

DEFENDANT: **GARY W. & SHARON J. ACERS**

SALE ADDRESS: 488 Gregory Ln, West Chester, PA 19380

PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

**SALE NO. 13-11-972**

**Writ of Execution No. 10-07308**

**DEBT \$66,434.07**

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of 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 southeasterly side of Scholl Road a corner of Lot No. 34 on said Plan; thence extending from said point of beginning and running along Lot No. 34 south 55° 09' east 429.25 feet, having crossed the northwesterly side of a 40 foot wide easement or horse trail to a point a corner of Lot No. 22 on said Plan; thence extending along the same and through the bed of the horse trail, south 62° 15' 20" west 152.96 feet to a corner of Lot No. 26 on said Plan; thence extending partly along Lot No. 26 and partly along Lot No. 28 north 63° 47' west 396.51 feet having recrossed the northwesterly side of the said horse trail easement to point on the southeast side of Scholl Road; thence extending along the same north 44° 30' east 198.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 32.

CONTAINING 1.524 acres, more or less.

BEING the same premises which Steven F. Myers, Debra M. Myers, Terri A. DeShong, Ricky R. Myers and Jody J. Myers, Administrators of the Estate of Yvonne M. Wykes, deceased, by Deed dated February 22, 2000 and recorded March 21, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4728, Page 00507, granted and conveyed unto Jody J. Myers.

BEING known as: 824 Scholl Road, Pottstown, PA 19465

PARCEL No.: 17-2-21.23

IMPROVEMENTS: residential property

PLAINTIFF: Wachovia Mortgage (FKA) FKA Wachovia Mortgage, FSB FKA World Savings Bank, FSB

VS

DEFENDANT: **JODY J. MYERS**

SALE ADDRESS: 824 Scholl Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **RICHARD J. NALBANDIAN, 215-942-2090**

**SALE NO. 13-11-973**

**Writ of Execution No. 13-02482**

**DEBT \$116,557.04**

ALL THAT CERTAIN tract of land, with improvement thereon erected hereditaments and appurtenances, situate in the Township of East Brandywine County of Chester and State of Pennsylvania bounded and described as follows to wit:

BEGINNING at the southwest corner thereof, a point in formerly the Harrisburg and Downingtown Turnpike, a corner of land of Lewis Osbourn, thence extending by said land, north 34 degrees and 58 minutes east, 132.2 feet to a stake; thence by land retained by the said Warren S. Elston south 56 degrees 50 minutes west, 120 feet to a point in the aforesaid turnpike having crossed a stake at the northern side thereof, thence along in the same by otherland of said Lewis Osbourn, north 62 degrees 20 minutes west, 146 feet to the place of beginning.

CONTIANING 85 perches

BEING Chester County UPI# 30-6-47

Pike

TITLE to said premises is vested in Timothy A. Kimes by Deed from Zig Polites, dated October 1, 2004 and recorded October 25, 2004 in Deed Book 6316, Page 573.

PREMISES being known as: 591 Old Horseshoe Pike, Downingtown, Pennsylvania

19335. TAX I.D. #: 3006-00470000  
PLAINTIFF: The Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS  
DEFENDANT: **TIMOTHY A. KIMES aka TIMOTHY KIMES**  
SALE ADDRESS: 591 Old Horseshoe Pk, Downingtown, PA 19335  
PLAINTIFF ATTORNEY: **JOSEPH F. RIGA, 215-790-1010**

**SALE NO. 13-11-974**  
**Writ of Execution No. 12-05255**  
**DEBT \$139,409.06**

BY virtue of a Writ of Execution No. 12-05255  
OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 1721 Julie Drive, Downingtown, PA 19335-3580

PARCEL No. 50-5A-417  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$139,409.06  
PLAINTIFF: Bank of America NA  
VS

DEFENDANT: **ERIC M. & DEMETRA B. D'AMBROSIO**  
SALE ADDRESS: 1721 Julie Dr, Downingtown, PA 19335  
PLAINTIFF ATTORNEY: **ALLISON F. ZUCKERMAN, 215-563-7000**

**SALE NO. 13-11-975**  
**Writ of Execution No. 12-02648**  
**DEBT \$95,182.55**

BY virtue of a Writ of Execution No. 12-02648  
OWNER(S) of property situate in the Township of Franklin, Chester County, Pennsylvania, being 312 Heather Hills Drive, Landenberg, PA 19350

PARCEL No. 72-2-71.6  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$95,182.55  
PLAINTIFF: Citimortgage Inc  
VS

DEFENDANT: **CHRISTOPHER J. & TINA M. TORELLO**  
SALE ADDRESS: 312 Heather Hills

Dr, Landenberg, PA 19350  
PLAINTIFF ATTORNEY: **MEREDITH WOOTERS, 215-563-7000**

**SALE NO. 13-11-976**  
**Writ of Execution No. 11-10886**  
**DEBT \$987,587.29**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester and commonwealth of Pennsylvania, described in accordance with a map thereof made for Providence Builders, Inc., by Yerkes Engineering, Co., Bryn Mawr, Pennsylvania, dated April 7th, 1965, as follows, to wit:

BEGINNING at a spike on the center line of Main Street (57 feet wide) a corner of this and land now or formerly of Clarence K. Tyson, said point being at the distance of 76.52 feet measured in a southeasterly direction along the center line of Main Street from a point marking its intersection with the physical line (produced) of Chestnut Street leading westwardly; thence from said beginning point leaving Main Street by land now or formerly of Clarence K. Tyson, the 5 following courses and distances: (1) crossing an iron pin on the easterly side of Main Street, north 68 degrees, 41 minutes east, 114.43 feet to an iron pipe; (2) north 53 degrees 15 minutes 30 seconds east 41.37 feet to an iron pin; (3) north 28 degrees 24 minutes 20 seconds west 10.45 feet to a drill hole; (4) north 62 degrees 29 minutes 30 seconds west, 8.14 feet to an iron pipe; (5) north 25 degrees, 57 minutes 10 seconds west 9.14 feet to an iron pin; thence by land now or formerly of Harry B. Harker, north 26 degrees 27 minutes 10 seconds west 52.75 feet to an iron pin; thence by land now or formerly of Spring City Foundry, crossing a 15 foot wide right of way of the PA Schuylkill Valley Railroad and through the corner of a metal building extending 25 feet into property, north 60 degrees 15 minutes east 198.11 feet to an iron pin, (being the center line of the Old Schuylkill Canal – abandoned); thence by land of the Spring City Bleach and Dye Works, Inc., south 35 degrees 14 minutes 10 seconds east, 337.3 feet to an iron pin; thence by land now or formerly of Spring City Knitting Mills, south 51 degrees 09 minutes 30 seconds west, recrossing aforementioned 15 foot wide railroad right of way 386.54 feet to an iron pin; thence still by same, south 54 degrees 30 minutes west crossing an iron pin on the easterly side of Main Street 60.30 feet to a spike on the center line of Main Street; thence by

said center line of Main Street, north 22 degrees 15 minutes west, 345.38 feet to the first mentioned point and place of beginning. Containing 3.131 acres, by the same more or less.

BEING Parcel #14-5-23 & 14-5-24

BEING the same premises which Christopher D. Hudak and Kathryn A. Hudak, married on February 7, 2000 and is now known as Kathryn A. Grocki, joint tenants with rights of survivorship by indenture dated 03/19/2007, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid, in Deed Book and Page 7163-1883, granted and conveyed unto MRB Investments, LLC, a Pennsylvania Limited Partnership, in fee.

UPI BLR: #14-5-23 & 14-5-24

Improvements: Commercial Buildings

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

VS

DEFENDANT: **MRB INVESTMENTS LLC (a/k/a) aka M RB INVESTMENTS LLC**

SALE ADDRESS: 107 S Main St, Spring City, PA 19475

PLAINTIFF ATTORNEY: **JEFFREY W. SODERBERG, 610-584-0700**

**SALE NO. 13-11-977**

**Writ of Execution No. 08-05967**

**DEBT \$886,967.32**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Tredyfflin, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan of Glenhardie North made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated April 18, 2967 and last revised February 27, 1970 as follows, to wit:

BEGINNING at a point on the northwesterly side of North Thomas Road (50 feet wide) which point is measured the four (4) following courses and distances from a point of curve on the northerly side of Gulph Road (various widths) (as shown on said Plan): (1) extending from said point of curve on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent; (2) north 9 degrees, 15 minutes, 50 seconds west 53.37 feet to a point of curve; (3) on a line curving to the right having a radius of 218.83 feet the arc distance of 258.56 feet to a point of tangent; and (4) north 58 degrees, 26 minutes east, 202 feet to the point and place of begin-

ning; thence extending from said beginning point north 31 degrees, 34 minutes west, 200 feet to a point in the line of land of late of Valley Forge State Park; thence extending along the same north 58 degrees, 26 minutes east, 150 feet to a point; thence extending south 31 degrees 34 minutes east, 200 feet to a point on the northwesterly side of North Thomas Road; thence extending along the same south 58 degrees, 26 minutes west, 150 feet to the first mentioned point and place of beginning.

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

BEING Lot No. 10 as shown on said Plan.

BEING UPI #43-1R-24

TITLE to said premises vested in Sharon M. Jackson, an individual by Deed from Cornerstone Newtown Square Associates, L.P., a Pennsylvania Limited Partnership dated 09/03/08 and recorded on 09/10/08 in the Delaware County Recorder of Deeds in Book 04429, Page 0923.

BEING known as 623 Thomas Jefferson Road, Wayne, PA 19087

TAX Parcel Number: 43-1R-24

RESIDENTIAL dwelling

PLAINTIFF: Deutsche Bank National Trust Company (Trustee)

VS

DEFENDANT: **HARSHA MUKESH & MUKESH CHANDUAL SAVANI**

SALE ADDRESS: 623 Thomas Jefferson Rd, Wayne, PA 19087

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

**SALE NO. 13-11-978**

**Writ of Execution No. 10-12077**

**DEBT \$186,562.06**

BY virtue of a Writ of Execution No. 10-12077

OWNER(S) of property situate in the Township of West Nottingham, Chester County, Pennsylvania, being 120 Pleasant Drive, Nottingham, PA 19362-9144

PARCEL No. 68-5-66.1B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$186,562.06

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **ROBERT E. KITA, JR.**

SALE ADDRESS: 120 Pleasant Dr, Nottingham, PA 19362

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

**SALE NO. 13-11-979**  
**Writ of Execution No. 13-04298**  
**DEBT \$331,538.05**

BY virtue of a Writ of Execution No. 13-04298

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 125 Dominic Drive, Coatesville, PA 19320-5546

PARCEL No. 28-4-125.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$331,538.05

PLAINTIFF: Citimortgage Inc (S/B/M) DBA ABN Amro Mortgage Group Inc VS

DEFENDANT: **THOMAS A. RYAN, JR. aka THOMAS RYAN**

SALE ADDRESS: 125 Dominic Drive, Coatesville, PA 19320

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

**SALE NO. 13-11-980**  
**Writ of Execution No. 12-03452**  
**DEBT \$364,446.45**

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

BEING known as 608 Gypsy Hill Road, Landenberg, PA 19350

PARCEL Number: 72-05-14.020

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America NA VS

DEFENDANT: **JONATHAN R. & TONYA S. SHOCKLEY**

SALE ADDRESS: 608 Gypsy Hill Rd, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **NICOLE B. LaBLETTA, 856-669-5400**

**SALE NO. 13-11-981**  
**Writ of Execution No. 11-01393**  
**DEBT \$381,487.98**

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

BEING known as 23 Sycamore Ln, Chester Springs, PA 19425

PARCEL Number: 34-6-4.2Y

IMPROVEMENTS: residential property

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **JANET S. & JOHN H. EDGETTE**

SALE ADDRESS: 23 Sycamore Ln, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **NICOLE B. LaBLETTA, 856-669-5400a**

**SALE NO. 13-11-982**  
**Writ of Execution No. 10-12637**  
**DEBT \$79,694.43**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in the Township of Elk, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by Linton F. Truitt, Jr., etux, made by George E. Regester, Jr. and Sons, Registered Land Surveyors, Kennett Square, Pa. dated 12-28-1973 and recorded in the Office of the Recorder of Deeds, in Plan Book 55 Page 20, as follows, to wit:

BEGINNING at a point in the center line of Route No. 841, a corner of Parcel E, thence extending from said beginning point along the center line of Route No. 841 south 4 degrees 28 minutes 13 seconds west 103.77 feet to a spike, a corner of lands of Robert P. Farny; thence extending along same south 76 degrees 57 minutes 03 seconds west 234.47 feet to a point in line of lands of Paul V. Baker; thence extending along same north 19 degrees 47 minutes 44 seconds west 126.40 feet to an iron pin; a corner of lands of William D. Dunn; thence extending along same north 82 degrees 11 minutes 5 seconds east 130.89 feet to an iron pin; thence extending along lands of Parcel E north 82 degrees 29 minutes 32 seconds east 151.48 feet to the first mentioned point and place of beginning.

CONTAINING .668 acres more or less TITLE to said premises is vested in Cecilia I. Battaglini by Deed from Victoria A. Battaglini and Evan Shipman Jackson, Jr. dated November 24, 2006 and recorded November 26, 2006 in Deed Book 7018, Page 93.

PREMISES being known as: 966 Chesterville Road, Lewisville, Pennsylvania 19351.

TAX I.D. #: 70-5-3.5

PLAINTIFF: Wells Fargo Bank NA  
 (D/B/A) VS  
 DEFENDANT: **VICTORIA A. &  
 CECILIA I. BATTAGLINI**  
 SALE ADDRESS: 966 Chesterville  
 Rd, Lewisville, PA 19351  
 PLAINTIFF ATTORNEY: **JOSEPH F.  
 RIGA, 215-790-1010**

**SALE NO. 13-11-983**  
**Writ of Execution No. 12-10321**  
**DEBT \$250,520.59**

ALL THAT CERTAIN lot of land  
 Situate in the Township of West Whiteland,  
 Chester County, Pennsylvania.

BEING KNOWN as 321 Tapestry  
 Circle Exton, PA 19341.  
 PARCEL NO. 41-4H-0038  
 IMPROVEMENTS: Residential  
 Property  
 PLAINTIFF: Bank of America  
 VS  
 DEFENDANT: **NICOLE MALLON  
 & PATRICK MALLON**  
 SALE ADDRESS: 321 Tapestry  
 Circle, Exton, PA 19341  
 PLAINTIFF ATTORNEY: **NICOLE  
 B. LaBLETТА, 856-669-5400**