

NOTICES

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

**ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, OCTOBER 2, 2013**

Courtroom 5 at 9:00 A.M. PREVAILING TIME

THE HONORABLE JOHN L. HALL

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

ESTATE OF CONTENT F. FISH, DECEASED	1511-1637
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FIRST AND FINAL ACCOUNT
FOR TRUST UNDER THE WILL
OF: DAVID FISH, TRUSTEE
ATTORNEY(S):
ALAN B. KANE, ESQUIRE

ESTATE OF EVERETT F. MORROW, DECEASED	1505-0934
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FIRST AND FINAL ACCOUNT
FOR TRUST UNDER THE WILL
OF: CYNTHIA M. MINACCI, TRUSTEE
THOMAS J. COLLINS, TRUSTEE
HELEN M. MORROW, TRUSTEE
ATTORNEY(S): MARIANNA FRANCES SCHENK, ESQUIRE

ESTATE OF JOHN CHARLES WARE, DECEASED	1512-0803
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FIRST AND FINAL ACCOUNT
OF: SAMUEL A. GOODLEY JR, EXECUTOR
ATTORNEY(S):
ERIC L. WINKLE, ESQUIRE

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-06228**

NOTICE IS HEREBY GIVEN that the name change petition of Margaret W. Tilghman was filed in the above-named court and will be heard on September 30, 2013, at 9:30 AM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 28, 2013

Name to be changed from: Margaret W. Tilghman to: May Hale Rinn

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-08707**

NOTICE IS HEREBY GIVEN that the name change petition of Marnell Lynn Herzfeld was filed in the above-named court and will be heard on December 2, 2013, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 5, 2013

Name to be changed from: Marnell Lynn Herzfeld to: Marnie Lynn Herzfeld

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 13-08965**

NOTICE IS HEREBY GIVEN that the name change petition of Roselin Olatokunbo Farotade, the guardian and natural mother of Tenidola Oreoluwa Ogunjimi, minor child was filed in the above-named court and will be heard on October 14, 2013, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 12, 2013

Name to be changed from: Tenidola Oreoluwa Ogunjimi to: Tenidola Oreoluwa Farotade

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

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 June 28, 2013 for Wheeler's Total Auto Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: Wheeler's Total Auto Inc., is an automotive repair facility. Located at 352 Hannum Avenue in West Chester, PA

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Pennsylvania Department of State on May 1, 2013, to incorporate the proposed business corporation, MJOLNIR VENTURES INC., under the provisions of the Business Corporation Law. MJOLNIR VENTURES INC also operates two registered DBA's with the State of Pennsylvania as follows: Supply Chain Distribution Services Inc and Delmar Valley Clips Inc. The company currently specializes in Supply Chain Distribution, Transportation, Online e-commerce Fulfillment, and Six Sigma Optimization Services. The company specializes in moving goods safe, fast, and efficient.

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 August 30, 2013 for CORE ROOFING & RESTORATION LLC, in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: The purpose of the corporation is to have unlimited power to engage in an do any lawful act concerning any and all lawful business for which a corporation may be incorporated under the business corporation law.

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 Archimedes Holdings, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

KURTZ & REVNESS, PC, Solicitors
3 Glenhardie Corp. Ctr.
1265 Drummers Lane, (209)
Wayne, PA 19087

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

BARE, Kimberly Anne, a/k/a Kimberly A. Bare, late of Malvern Borough. Rebecca A. Bare, 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.

BISNOW, Irving M., late of Willistown Township. Elliott L. Bisnow and Susan L. Montalbano, 109 Fairfield Court, West Chester, PA 19382, Administrators.

CONFINO, Francis R., late of North Coventry. Lori Confino-Rohrbach, 220 East Schuylkill Road, Pottstown, PA 19465, Executor. H. CHARLES MARKOFSKI, Esquire, 1258 East Philadelphia Avenue, Gilbertsville, PA 19525, atty.

DEARMOND, Elvira F., a/k/a Vera DeArmond, late of Downingtown. Pamela Wright, 301 Millwood Lane, Coatesville, PA 19320, Executrix.

DODGE, Daniel Kerwin, a/k/a Daniel Dodge, late of Charlestown Township. Barbara Ninnemann, care of BRUCE I. MACPHAIL, Esquire, 43 Ashtree Lane, Malvern, PA 19355, Administratrix. BRUCE I. MACPHAIL, Esquire, 43 Ashtree Lane, Malvern, PA 19355, atty.

GERHART, Jean C., late of Phoenixville. John S. Gerhart, 3 Wendy Way, Phoenixville, PA 19460, Executor.

HARDING, Pauline R., late of Phoenixville Borough. Diane Archer, 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.

HOOT, Nancy R., a/k/a Nancy Richardson Hoot and Nancy Hoot, late of West Whiteland Township. Cynthia G. Eagan, David R. Hoot and Matthew H. Hoot, care of JOHN H. POTTS, Esquire, Strafford Office Building #2, 200 Eagle Road, Ste. 106, Wayne, PA 19087, Executors. JOHN H. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Road, Ste. 106, Wayne, PA 19087, atty.

KEEN, Richard A., late of East Goshen Township. Edith P. Keen, 330 Devon Lane, West Chester, PA 19380, Executrix. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19335, atty.

LONG, Samuel B., Jr., late of East Goshen Township. Samuel B. Long, III and Kenneth N. Long, Estate of Samuel B. Long, Jr., care of FITZPATRICK LENTZ & BUBBA, P.C., Esquires, 4001 School House Lane, P.O. Box 219, Center Valley, PA 18034-0219, Executors. FITZPATRICK LENTZ & BUBBA, P.C., 4001 School House Lane, P.O. Box 219, Center Valley, PA 18034-0219, atty.

MASSIMINI, Vincent B., a/k/a Vince Massimino, "Nana" Massimini, late of Downingtown. Vincent W. Massimini, 923 Mesa Lane, Colledgeville, PA 19426, Executor.

MCCAUSLAND, Fred A., late of West Brandywine Township. Kristie McConney, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

MILLER, Betty M., late of East Goshen Township. Edwin D. Miller and Sandra Miller Cabott, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executors. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

REYNOLDS, Diana W., a/k/a Wendy Reynolds a/k/a Diana W. Reynolds a/k/a D. W. Reynolds, late of Kennett Township. Christopher J. Reynolds, 36 Rose Valley Road, Media, PA 19063, Executor. PETER S. GORDON, Esquire, 1925 Lovering Avenue, Wilmington, DE 19806, atty.

SCIARRA, Dominic R., late of West Grove. Jane Wright, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. CLARE MILLINER, Esquire, Brutscher, Foley, Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

SELGLE, Virginia, late of East Caln Township. Nancy Medland, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, atty.

TAYLOR, William F., 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.

2nd Publication

CONLIN, Joseph H., late of South Coventry Township. Kimberlee C. Guinan, 220 Stauffer Road, Pottstown, PA 19465, Executrix.

EYSTER, Stephen A., late of Westtown Township. Linda A. Eyster, 1102 Evesham Court, West Chester, PA 19382, Executrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19382, atty.

FRAME, Hester D., late of Honey Brook. Beth Anne Stewart, 105 Sunnyview Drive, Coatesville, PA 19320, Executrix. KATHLEEN K. GOOD, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FREGEDE, Ronald L., late of Sadsbury Township. Carole L. Fregede, 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.

FULLER, Susan D., late of Tredyffrin Township. Robert E. Fuller, care of CATHERINE S. CLARK, Esquire, 313 N. Fairfield Road, Devon, PA 19333, Executor. CATHERINE S. CLARK, Esquire, 313 N. Fairfield Road, Devon, PA 19333, atty.

GUISEPPE, Joseph J., Jr., late of Honey Brook Township. Amy Marie Work, 28 Glenola Drive, Leola, PA 17540, Administratrix. THOMAS A. FANNING, Esquire, Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

HEUCHAN, Carolyn J., late of Pottstown. Barbara E. Kaczmarczyk, 2202 Lancashire Dr., Wilmington, DE 19810, Administratrix.

JOYCE, Ethel McCarter, a/k/a Ethel Joyce, late of West Goshen Township. Colleen Pimer, 14 Red Oak Drive, Lincoln University, PA 19352, Executor. JANICE E. FALINI, Esquire, Falini Law Office LLC, 310 N. High Street, West Chester, PA 19380, atty.

LAUER, Harry E., Jr., a/k/a Skippy Lauer, late of Honey Brook Township. Kathleen K. Good, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administratrix. GORDON W. GOOD, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LEE, Jerald D., late of Kennett Township. Virginia D.T. Lee, P.O. Box 4, 857 Burrows Run Road, Mendenhall, PA 19357, Executrix. **WILLIAM J. GALLAGHER**, Esquire, Mac Elree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

MERLINI, Ralph A., late of Avondale. Michael R. Perna, care of **JENNIFER ABRACHT**, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. **JENNIFER ABRACHT**, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

MEST, Pearl L., late of Pottstown. Vicki Davis, 2006 Havens Drive, North Myrtle Beach, SC 29582, Marlene Mansfield, 15 Golf Village, #15B, Key Largo, FL 33037 and Paul W. Mest, Jr., 2917 East High Street #25, Pottstown, PA 19464, Executors. **CHERYL J. ALLERTON**, Esquire, Hartman Shurr, 1100 Berkshire Boulevard, Suite 301, Wyomissing, PA 19610, atty.

ODELL, Edward L., late of East Pikeland Township. Sally Ann Odell, care of **DAVID M. FREES, III**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. **DAVID M. FREES, III**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

PALAMAR, Mary, late of Caln Township. John Palamar, Jr., care of **ROBERT A. COHEN**, Esquire, P.O. Box 1265, Exton, PA 19341, Executor. **ROBERT A. COHEN**, Esquire, Riley Ripper Hollin & Colagreco, 717 Constitution Drive, P.O. Box 1265, Exton, PA 19341, atty.

REYNOLDS, Barbara G., late of Avondale. Maurice A. Reynolds, care of **ANITA M. D'AMICO**, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executor. **ANITA M. D'AMICO**, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

REYNOLDS, Maurice E., late of Avondale. Maurice A. Reynolds, care of **ANITA M. D'AMICO**, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executrix. **ANITA M. D'AMICO**, Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

SCHMIDT, Pauline F., late of Chester County. Jacqueline O'Connor, Susan Schmidt and Michael F. Schmidt, care of **D. SELAINE KEATON**, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, Executors. **D. SELAINE KEATON**, Esquire, 21 W. Front Street, P.O. Box 1970, Media, PA 19063, atty.

SMITH, Theodore C., Jr., late of Tredyffrin Township. Thomas G. Spencer, Donald H. Smith, Cynthia Smith Sharpe and Theodore C. Smith III, care of **NORA E. POMERANTZ**, Esquire, 30 S. 17th Street, Philadelphia, PA 19103-4196, Executors. **NORA E. POMERANTZ**, Esquire, Duane Morris LLP, 30 S. 17th Street, Philadelphia, PA 19103-4196, atty.

SWIFT, Janet H., a/k/a Janet Hudson Swift and Janet Swift, late of Westtown Township. Debra S. Malfara and David A. Swift, Jr., care of **JOHN H. POTTS**, Esquire, Strafford Office Building #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. **JOHN H. POTTS**, Esquire, Herr, Potts & Potts, Strafford Office Building #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

SYPHARD, Dorcas L., late of Downingtown. Sandra L. Syphard, 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.

WALKER, George W., Sr., late of Downingtown. George W. Walker, Jr., 676 Hopewell Road, Downingtown, PA 19335-1235, Executrix. **J. KENNETH BUTERA**, Esquire, Butera, Beausang, Cohen & Brennan, 630 Freedom Business Center, Suite 212, King of Prussia, PA 19406, atty.

WILLIAMS, Catharine Harvey, late of Radnor Township. **JOHN R. TWOMBLY, JR.**, Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. **LAW OFFICE OF JOHN R. TWOMBLY, JR.**, Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

WILLMORE, Juanita G., late of West Chester Borough. Susan Leigh Willmore, care of RUSSELL J. RESSLER, Esquire, Great Valley Corporate Center, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executrix. RUSSELL J. RESSLER, Esquire, Stradley, Ronon, Stevens & Young LLP, Great Valley Corporate Center, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

3rd Publication

BALBIMIE, Anne Temple Garnett, a/k/a Anne Balbimie, late of Wayne. Susanne Balbimie, 172 Walker Road, Wayne, PA 19087, Executrix. DAVID G. MCNITT, Esquire, David G. McNitt, P.C., P.O. Box 550, Reedsville, PA 17084, atty.

BERNARD, Myra W., late of Exton. Nancy Gustitis, care of FRANCIS C. MILLER, Esquire, 21 W. Washington Street, St. D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, 21 W. Washington Street, St. D, West Chester, PA 19380, atty.

BOWMAN, Marie S., a/k/a Marie S. Troutman Bowman, late of Downingtown Borough. Shirley M. Sheehan, 122 Church Street, Belford, NJ 07718, Executrix.

CAMPBELL, Stephanie M., late of Westtown. Mariane M. Witt, 1619 Williams Way, West Chester, PA 19380, Executrix.

FICCA, Nicola, late of Parkesburg Borough. Paul Ficca, care of WILLIAM B. COOPER, Esquire, 747 Constitution Drive, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, Esquire, Fox Rothschild LLP, 747 Constitution Drive, P.O. Box 673, Exton, PA 19341-0673, atty.

GARVEY, Marilyn A., late of Downingtown Borough. James Edward Garvey and Mary Lynn Garvey Kirby, care of MARITA MALLOY HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executors. MARITA MALLOY HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

GIANNOVARIO, Joseph A., late of West Chester. Jo Ann Armone, 6306 46th Avenue, Riverdale Park, MD 20737, Executrix. CORNELIUS C. O'BRIEN, III, Esquire, 211 N. Olive Street, Media, PA 19063, atty.

HASLAM, Thelma P., late of Honey Brook. Carla Herkner and David Herkner, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

IVEY, George S., late of Thornbury Township. Marie E. Sole, care of W. PETER BARNES, Esquire, 126 West Miner Street, West Chester, PA 19382, Administratrix. W. PETER BARNES, Esquire, Parke, Barnes, Spangler, Oeste & Wood, 126 West Miner Street, West Chester, PA 19382, atty.

MARKOS, Iona, a/k/a Iлона Kemeny, late of Berwyn. Peter Paul Markos, 2604 W. Robino Drive, Wilmington, DE 19808-2200, Executor.

MCDONNELL, James J., late of Honeybrook Township. Geraldine Phipps, care of EDWARD R. DOUGHERTY, Esquire, 614 Darby Road, Havertown, PA 19083, Executrix. EDWARD R. DOUGHERTY, Esquire, 614 Darby Road, Havertown, PA 19083, atty.

MCLAUGHLIN, Bernard J., late of West Chester. Mark McLaughlin, 622 Marydell Drive, West Chester, PA 19380, Executor.

MILLER, Barbara P., late of Pennsbury Township. L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

POE, Fred W., late of Borough of Kennett Square. Patsy B. Sexton, 613 Ridge Avenue, Kennett Square, PA 19348, Executrix. WILLIAM E. HOWELL, JR., Esquire, 110 East State Street, Kennett Square, PA 19348, atty.

SALZER, John Gilbert, a/k/a John G. Salzer, late of West Whiteland Township. John Gilbert Salzer, Jr., care of JOHN S. KERDOCK, Esquire, 2048 Milford Square Pike, Quakertown, PA 18951, Executor. JOHN S. KERDOCK, Esquire, Brown, Kerdock & Lynch, P.C., 2048 Milford Square Pike, Quakertown, PA 18951, atty.

SINGER, John W., late of East Marlborough Township. Dianne S. Thery, P.O. Box 658, Unionville, PA 19375, Executor. AL IACocca, Esquire, 689 Unionville Road, Ste 3, Kennett Square, PA 19348, atty.

VIETRI, Elizabeth T., late of Caln Township. Alfred F. Vietri, 52 Carlson Way, Downingtown, PA 19335, Executor. ALAN JARVIS, Esquire, Highland Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

WATTERSON, Elsie R., late of Borough of Oxford. Thomas Watterson, 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.

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

Upward Financial Planning, with its principal place of business at 308 Auburn Drive, Downingtown, PA 19335.

The application has been (or will be) filed on: September 10, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Keith W. Lebermann, 308 Auburn Drive, Downingtown, PA 19335.

JD GRAFICA, LLC, with its principal place of business at 1310 Meadow Lane.

The application has been (or will be) filed on: September 13, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: JEANNE DECHIARIO, 1310 Meadow Lane, Berwyn, PA 19312.

Chester Springs Counseling, with its principal place of business at 157 Little Conestoga Road, Suite 3, Chester Springs, PA 19425.

The application has been (or will be) filed on: May 7, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Rose Wagner, LCSW, 157 Little Conestoga Road, Suite 3, Chester Springs, PA 19425 and Laura Weissflog CRNP, 157 Little Conestoga Road, Suite 3, Chester Springs, PA 19425.

IKOR of Greater Philadelphia, with its principal place of business at 511 School House Road, Suite 600, Kennett Square, PA 19348-1741.

The application has been (or will be) filed on: August 27, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: IKOR Incorporated, 511 School House Road, Suite 600, Kennett Square, PA 19348-1741.

DANIEL J. MAISANO, Solicitor
511 School House Road
Suite 600
Kennett Square, PA 19348-1741

IKOR Global, with its principal place of business at 511 School House Road, Suite 600, Kennett Square, PA 19348-1741.

The application has been (or will be) filed on: August 27, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: IKOR USA, Inc., 511 School House Road, Suite 600, Kennett Square, PA 19348-1741.

DANIEL J. MAISANO, Solicitor
511 School House Road
Suite 600
Kennett Square, PA 19348-1741

FICTITIOUS NAME

NOTICE IS HERBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, application for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of Faunce Appraisals and Loss Consulting, with its principal place of business at 100 Potters Pond Drive, Phoenixville, PA 19460.

The application has been (or will be) filed on: September 6, 2013.

The names and addresses of all persons owning or interested in said business: Damon Faunce, LLC, 100 Potters Pond Drive, Phoenixville, PA 19460.

MARK C. CLEMM, Solicitor
Morris and Clemm, P.C.
527 Plymouth Road
Suite 416
Plymouth Meeting, PA 19462

FICTITIOUS NAME

NOTICE IS HERBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, application for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of Faunce & Associates, with its principal place of business at 100 Potters Pond Drive, Phoenixville, PA 19460

The application has been (or will be) filed on: September 6, 2013.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Damon Faunce, LLC, 100 Potters Pond Drive, Phoenixville, PA 19460.

MARK C. CLEMM, Solicitor
Morris and Clemm, P.C.
527 Plymouth Road
Suite 416
Plymouth Meeting, PA 19462

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State on May 14, 2012 for HANNAH ROBB FOUNDATION pursuant to the provisions of the PA Nonprofit Corporation Law of 1988 for providing college scholarships for young women who exemplify Hannah's compassion leadership and legacy of helping others. It will also be for supporting fundraising benefitting the advancement of children and young adults.

COOPER & SCHAFFER, LLC
1525 Locust St.
13th Floor
Philadelphia, PA 19102

NONPROFIT CORPORATION

Grand Lake CPCU Society Chapter, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on August 8, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

NONPROFIT CORPORATION

Chicago-West Suburban CPCU Society Chapter, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on September 4, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

NONPROFIT CORPORATION

Mid-Tennessee CPCU Society Chapter, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on August 8, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

NONPROFIT CORPORATION

Valley Forge CPCU Society Chapter, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania on September 4, 2013, under the provisions of the Pennsylvania Nonprofit Corporation Law (15 Pa. Cons. State §§5301 et seq.). The purpose for which the corporation is to be organized is to advance and promote the interests of The Society of Chartered Property and Casualty Underwriters, a Pennsylvania nonprofit corporation, by meeting the career needs of a diverse membership of insurance professionals so that they may serve others in a competent and ethical manner, and other appropriate nonprofit professional and trade association purposes.

1st Publication

NOTICE

Notice of Hearing/Transfer Title
9:00 10/24/13 Courtroom 10
Chester County Justice Center
201 W. Market Street
West Chester, PA 19380
05 Dodge Durango
1D4HB48D25F615460

NOTICE OF TRUST

Trust of: Royer E. Miller
Late of: West Caln Township
Ricky E. Miller, Trustee
3171 Compass Road
Honey Brook, PA 19344

and

Randall Miller, Trustee
451 Saylor's Mill Road
Spring City, PA 19475

BRETT B. WEINSTEIN, Esquire
Weinstein Law Offices PC
705 W. DeKalb Pike
King of Prussia, PA 19406

ESTATE & TRUST NOTICE

Let all persons be on notice that DORIEN L. HAINEY, late of Borough of Downingtown, died on July 26, 2013, leaving both an Estate and a Revocable Living Trust.

Letters Testamentary have been granted to Daniel A. Hainey, and the Trustees of the Revocable Living Trust are Daniel A. Hainey, and Craig A. Hainey. The attorney for the estate and trust is Barry S. Rabin.

All persons having claims or demands on the Estate or Trust are requested to make them known, and all persons indebted to the said decedent or trust are requested to make payment without delay, c/o the Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335.

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: FRANCINE E. TRIBBLE : IN THE COURT OF COMMON PLEAS
P.O. BOX 7
MONT CLARE, PA 19453 : CHESTER COUNTY, PENNSYLVANIA

Premises: WS DAYTON ST : NO. 12-07110
LOT

Tax Parcel: 15-5-61

TO: FRANCINE E. TRIBBLE

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

3rd Publication**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: B.G.U., a/k/a S.G.D.

Case Number: AD-13-00__

TO: Jane and John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you both have to a female minor child, B.G.U., a/k/a S.G.D. (d.o.b. 5/30/13), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Hearing for Monday, October 21, 2013, at 10:15 o'clock A.M., Honorable Mark L. Tunnell in Court Room No. 15, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Lawrence J. Persick, Esq.
Attorney for Chester County
Department of Children, Youth and Families

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, October 17, 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, November 18, 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

1st Publication

SALE NO. 13-10-810
Writ of Execution No. 13-01137
DEBT \$292,419.90

BY virtue of a Writ of Execution No. 13-01137

OWNER(S) of property situate in West Chester Borough, Chester County, Pennsylvania, being 304 East Gay Street, West Chester, PA 19380-2770

PARCEL No. 1-5-434.1B

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$292,419.90

PLAINTIFF: US Bank National Association (Trustee) DBA Banc of America Funding Corporation The

VS

DEFENDANT: **MICHAEL J. & TAMI FRANTZ**

SALE ADDRESS: 304 E. Gay St, West

Chester, PA 19380

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

SALE NO. 13-10-811
Writ of Execution No. 12-09612
DEBT \$93,640.16

BY virtue of a Writ of Execution No. 12-09612

OWNER(S) of property situate in Parkesburg Borough, Chester County, Pennsylvania, being 208 Culvert Street, Parkesburg, PA 19365-1420

PARCEL No. 8-5-251

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$93,640.16

PLAINTIFF: Sovereign Bank NA FKA Sovereign Bank

VS

DEFENDANT: **MARIA M. FIORE**
SALE ADDRESS: 208 South Culvert Street, Parkesburg, PA 19365

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

SALE NO. 13-10-812
Writ of Execution No. 13-02503
DEBT \$295,890.88

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Hereditaments and Appurtenances.

SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan of "Valley Green" made for Arthur E. Bleakley dated 11/1/1977, last revised 5/5/1978, as follows, to wit:

BEGINNING at a point on the title line in the bed of Valley Green Drive (50 feet wide) said point also being a corner of Lot #55; thence extending from said beginning point and along the title line in the bed of Valley Green Drive north 7 degrees 44 minutes 31 seconds west 185.89 feet to a point on the title line in the be of Maple Avenue T-407; thence extending along same north 74 degrees 59 minutes 28 seconds east, 251.02 feet to a corner of Lot #77; thence extending along same south 7 degrees 44 minutes 31 seconds east, 217.64 feet to a point a corner of Lot #55; thence

extending along same south 82 degrees 15 minutes 29 seconds west, 249 feet to the first mentioned point and place of beginning.

CONTAINING 1.153 acres of land be the same more or less.

BEING Lot #56 as shown on said Plan.

BEING UPI #28-8-111.63

TAX Parcel #: 28-008-0111-6300

BEING known as: 230 Valley Green Drive, Coatesville, PA 19320

BEING the same premises which Rebecca Deal, by Deed dated 7/29/02 and recorded 8/8/02, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 5351 Page 1745, granted and conveyed unto Robert A. Townsend and Joanne Townsend.

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: **JOANNE & ROBERT A. TOWNSEND**

SALE ADDRESS: 230 Valley Green Dr, Coatesville, PA 19320

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

SALE NO. 13-10-813

Writ of Execution No. 09-02102

DEBT \$74,661.23

ALL THAT CERTAIN lot or piece of land, with the hereditaments and appurtenances, thereon, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of land for George Mitchell, Bellevue Park, made by Berger & Hayes, Consulting Engineers & Surveyors, dated March 10, 1968 and last revised January 2, 1973, as follows, to wit:

BEGINNING at a point on the curb line of Seventh Avenue, a corner of land known as Lot 15, said point also being located 190 feet from the intersection of Seventh Avenue and West Bridge Street; thence from said point of beginning and along the curb line of Seventh Avenue north 78 degrees 31 minutes east, 100 feet to a point, a corner of land known as Lot 17; thence along the land known as Lot 17, south 11 degrees 29 minutes east, 150 feet to a point in line of land known as Lot 22; thence along the land known as Lot 22 and along the land known as Lot 21, north 78 degrees

31 minutes east, 100 feet to a point, a corner of land known as Lot 15; thence along the land known as Lot 15, north 11 degrees 29 minutes west, 150 feet to a first mentioned point and place of beginning.

BEING Lot 16 as shown on said Plan.

TAX Parcel #: 08-07-0009

PROPERTY address: 706 West 7th Avenue, Parkesburg, PA 19365

BEING the same premises which Russell A. Maxwell and Pamela H. Maxwell, his wife, by Deed dated 4/28/94 and recorded 5/3/94, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 3749 Page 813, granted and conveyed unto Darlene Diferdinando.

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **DARLENE E. DIFERDINANDO**

SALE ADDRESS: 706 W 7th Ave, Parkesburg, PA 19365

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

SALE NO. 13-10-814

Writ of Execution No. 12-07933

DEBT \$165,053.50

BY virtue of a Writ of Execution No. 12-07933

OWNER(S) of property situate in the Township of London Britain, Chester County, Pennsylvania, being 77 Good Hope Road, Landenberg, PA 19350-9645

PARCEL No. 73-3-24.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$165,053.50

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ROBERT E. & MEGAN WOLFORD**

SALE ADDRESS: 77 Good Hope Road, Landenberg, PA 19350

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

SALE NO. 13-10-815
Writ of Execution No. 10-03790
DEBT \$157,876.54

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances, on the north side of Highland or Second Avenue, in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of said Highland Avenue, 150 feet measured from the west side of Chestnut Street being a corner of Charles L. Humpton's land, and extending thence along said Humpton's land north 10 degrees 23 minutes west, 195 feet to an iron pin in the middle of south alley; thence along the middle of said alley north 79 degrees 37 minutes east, 50 feet to a point; thence along land of the Roman Catholic Church south 10 degrees 23 minutes east, 195 feet to a point in the middle of Highland Avenue; thence along the middle of said Avenue south 79 degrees 37 minutes west, 50 feet to the place of beginning.

BEING UPI No. 8-5-136

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, as well at law as in equity, of, in and to the same.

TITLE to said premises is vested in Keith A. Walker, Jr., by Deed from Harry Charles Reci and Karen Louise Reci, husband and wife, dated August 7, 2003 and recorded October 7, 2003 in Deed Book 5925, Page 317, Instrument No.: 10314918.

PREMISES being known as: 609 West 2nd Avenue, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 08-05-0136

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: **KEITH A. WALKER, JR.**

SALE ADDRESS: 609 W. 2nd Ave, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ANDREW**

LEE MARKOWITZ, 215-790-1010

SALE NO. 13-10-816
Writ of Execution No. 13-01058
DEBT \$195,693.15

TRACT #1

ALL THAT CERTAIN tract or land situated in Caln Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Berry, C.E. July 12, 1951 as follows:

BEGINNING at a point in the middle of a public road leading from the Kings Highway to Reeseville, a corner of land formerly of the grantees herein; thence along the middle of said road leading from Kings Highway to Reeseville south 0 degrees fifteen minutes west, 300 feet to a point, a corner of remaining land of the grantors herein; thence leaving said road and along said land for the following two courses and distances (1) north eighty-nine degrees forty-five minutes west, two hundred sixty-six and forty-nine one-hundredths feet to a stake (2) south 0 degrees forty-four minutes fifty seconds west, one hundred sixty-eight and sixty-eight one hundredths feet to a point in the center line of the Kings Highway aforesaid; thence along the center line of the Kings Highway, north fifty-seven degrees one minute west, three hundred fifty-four and sixty-eight one hundredths feet to a point, a corner of land of Maude E. Warntz; thence leaving said highway and along said land for the following two courses and distances, north 0 degrees forty-four minutes fifty seconds east, four hundred and ninety-four one-hundredths feet to an iron post; thence north eighty-six degrees twenty-five minutes fifty seconds east, three hundred nine and five tenths feet to a stake, another corner of said other land formerly of the grantees herein; thence along the same for the following two courses and distances (1) south 0 degrees fifteen minutes west, one hundred forty-four and sixty-five one hundredths feet to a stake (2) south eighty-nine degrees forty-five minutes east, two hundred fifty-four feet to the place of beginning. Containing five and three thousand four hundred seventy-six ten thousandths acres of land be the same more or less.

EXCEPTING thereout and therefrom premises conveyed in Deed Book F25 Page 253, Deed Book L26 Page 74, Deed Book Z27 Page 5, Deed Book O27, Page 99, and Deed Book Z29 Page 478.

TRACT #2

ALL THAT CERTAIN small tract of land situate in Caln Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner thereof, a point in the Kings Highway a corner between lands of the said Alfred E. Zynn, and wife, and land of the said Donald F. Berry, and wife, thence extending along in the Kings Highway, north fifty-seven degrees and one minute west, fifty-two feet to a point in said highway; thence by land retained by the grantors, north thirty-two degrees and forty-five minutes east, eighty-seven and five hundredths feet to a point a corner conveyed by Donald F. Berry, and wife, to Alfred E. Zynn, and wife; thence by land of Donald F. Berry, and wife, south no degrees forty-four minutes and fifty seconds west, one hundred two and six tenths feet to the place of beginning.

CONTAINING 0.052 acres of land, be the same more or less.

THE improvements thereon being commonly known as 1811 East Kings Highway, Coatesville, Pennsylvania 19320

TITLE to said premises is vested in Dorothy L. Berry and David Berry, by Deed from Donald Franklin Berry and Dorothy L. Berry, his wife, Norman William Berry, Singleman, Walter Marcus Berry and Elizabeth M. Berry, his wife, and Ruth Elizabeth Berry Stanchick, a single woman, dated January 26, 1952 and recorded January 30, 1952 in Deed Book U24, Page 139.

ON June 23, 2012 Dorothy L. Berry departed this life. Letters testamentary were granted unto David Berry, Executor of the Estate of Dorothy Berry, deceased mortgagor and real owner.

PREMISES being known as: 1811 East Kings Highway, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3-16

PLAINTIFF: Onewest Bank FSB

VS

DEFENDANT: **DAVID BERRY,**
Executor of DOROTHY BERRY

SALE ADDRESS: 1811 E. Kings Hwy, Coatesville, PA 19320

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

SALE NO. 13-10-817

Writ of Execution No. 13-00209

DEBT \$1,121,781.56

ALL THAT CERTAIN lot land situate in West Brandywine Township, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 2 on a Title Plan, minor subdivision plan of McAndrew-Dehaven Property dated September 1, 2004 last revised December 21, 2004, by Commonwealth Engineers, Inc., Downingtown, Pa., and being more fully described as follows:

BEGINNING at a point on the widened right of way of Hibernia Road, said point being located south 34 degrees 48 minutes 27 seconds east 30.39 feet from a point on the southwest corner of the original tract boundary, said boundary point being located in the center of Hibernia Road, thence commencing from point of beginning as measured along the widened right of way of Hibernia north 46 degrees 36 minutes 08 seconds east 325.00 feet to a common point shared by Lot 1 and Lot 2, thence leaving said widened right of way of Hibernia Road and proceeding the following courses and distances along the shared lot lines of Lots 1 and 2:

1) SOUTH 43 degrees, 19 minutes, 52 seconds east, 106.26 feet; 2) south 80 degrees 05 minutes, 03 seconds east, 602.59 feet; 3) south 52 degrees, 37 minutes, 22 seconds east, 120.87 feet; 4) south 85 degrees, 19 minutes, 33 seconds east, 364.86 feet to point along lands of Michael Brian Swisher, thence along said line abutting lands of Michael Brian Swisher as well as lands of David Paul and Theresa Lee Ann Fabrisio, south 05 degrees, 21 minutes, 00 seconds west, a distance of 472.36 feet to an iron pin found along lands of David Paul and Theresa Lee Ann Fabrisio as well as lands of West Brandywine Township, thence along said lands of West Brandywine Township and lands of the County of Chester the following courses and distances: 1) north 85 degrees, 57 minutes, 44 seconds west 486.68 feet; 2) north 70 degrees, 00 minutes, 59 seconds west 694.07 feet; 3) north 34 degrees, 48 minutes, 27 seconds west, 316.29 feet to the point of beginning.

BEING UPI # 29-6-48.2A

CONTAINING 14.056 acres of land be the same more or less.

TOGETHER with the right to the Grantees, their heirs and assigns to an easements over the driveway or lane, now extending past the main house on the premises herein sold and which

passes over the portion thereof remaining on the land retained by Grantors herein, absolutely and forever, for all vehicles using said driveway or lane for the benefit of Grantees, their heirs and assigns.

BEING the same premises which Glenn S. DeHaven, Maureen F. DeHaven and John E. McAndrew by Deed dated 3/17/2005 and recorded 4/4/2005 in Chester County in Record Book 6451 Page 548, conveyed unto John E. McAndrew, in fee.

PLAINTIFF: US Bank National Association (Trustee) (S/I/I) DBA Bank of America National Assoc (Trustee) (S/B/M) DBA Wamu Mortgage

VS

DEFENDANT: **JOHN E. McANDREW**

SALE ADDRESS: 180 Hibernia Road, Coatesville, PA 19320

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

SALE NO. 13-10-819

Writ of Execution No. 13-02431

DEBT \$274,238.83

BY virtue of a Writ of Execution No. 13-02431

OWNER(S) of property situate in the North Coventry Township, Chester County, Pennsylvania, being 2290 Jones Road, Pottstown, PA 19465-7158

PARCEL No. 17-6-62.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$274,238.83

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **EDMOND & THERESA GIBSON**

SALE ADDRESS: 2290 Jones Rd, Pottstown, PA 19465

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

SALE NO. 13-10-820

Writ of Execution No. 11-14031

DEBT \$399,571.15

BY virtue of a Writ of Execution No. 11-14031

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 1259 Eagle Road, West Chester, PA 19382-5758

PARCEL No. 52-6E-274

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$399,571.15

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **STEVEN L. & DONNA MARIE DiDOMENICO**

SALE ADDRESS: 1259 Eagle Rd, West Chester, PA 19382

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

SALE NO. 13-10-821

Writ of Execution No. 12-06584

DEBT \$281,170.15

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according to a plan of property made for E.S. Golish, Inc., made by Berger and Hayes, Inc., surveyors dated February 23, 1976 and recorded in the Office for the Recording of Deeds under Plan #585 as follows, to wit:

BEGINNING at a point on the westerly side of Cambria Drive said point being measured the two following courses and distances from a point of tangent on the southerly side of Lehigh Drive (1) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 35.34 feet to a point on the westerly side of Cambria Drive (2) south 3 degrees 22 minutes 23 seconds west 570.00 feet to the point and place of beginning;

THENCE from said beginning point and along said drive south 3 degrees 22 minutes 23 seconds west crossing over a right of way to American Telephone and Telegraph Company 175.00 feet to a point of tangent;

THENCE on the arc of a circle curving to the right having a radius of 25.00 feet the arc

distance of 39.27 feet to a point on the northerly side of a 50 feet wide future easement.

THENCE along the same north 86 degrees 37 minutes 37 seconds west 237.05 feet to a point in line of lands now or late of Carlos Ziegler,

THENCE along the same north 1 degree 24 minutes 05 seconds east 200.12 feet recrossing said American Telephone and Telegraph Company right of way to a point a corner of Lot #29,

THENCE along the same south 86 degrees 37 minutes 37 seconds east 268.93 feet to the point and place of beginning.

CONTAINING 1.219 acres of land be the same more or less.

BEING Lot #28 on the above mentioned survey.

PARCEL No.: 47-08-0001.270

BEING known as: 111 Westmoreland Drive, Coatesville, PA 19320-4303.

BEING the same premises which James L. Boyd, Jr. and Mary Ann Boyd, by Deed dated March 22, 2005 and recorded September 5, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7511, Page 688, granted and conveyed unto James L. Boyd, Jr. and Mary Ann Boyd, Co-Trustees, the James L. Boyd, Jr. and Mary Ann Boyd Revocable Living Trust, dated the 22nd day of March, 2005.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MARY ANN E. aka MARY ANN BOYD, Co-Trustee of the JAMES L. BOYD JR. & MARY ANN BOYD, REVOCABLE LIVING TRUST**

SALE ADDRESS: 111 West Moreland Dr, Coatesville, PA 19320

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

SALE NO. 13-10-822

Writ of Execution No. 12-02483

DEBT \$122,690.88

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for James K. Overstreet made by William L. Conner, PLS, Spring City, PA, dated 6/5/1986 last revised 8/31/1987 as follows,

to wit:

BEGINNING at a point on the northwesterly ultimate right of way line of Freemont Street (50 feet wide) a corner of land now or late Joseph and Mary DeAngelo; thence extending from said point of beginning along said land of DeAngelo north 81 degrees 51 minutes 23 seconds west 56.48 feet to an iron pin, a corner of land now or late chico; thence extending along said land the two following courses and distances, viz: (1) north 09 degrees 07 minutes 37 seconds west 60.05 feet to an iron pin; and (2) north 49 degrees 44 minutes 39 seconds east 44.54 feet to a point, a corner of Lot #2 on said Plan; thence extending along said Lot #2 south 44 degrees 45 minutes east the line for a portion of a distance passing through the partition wall dividing this and property to the northeast 90.37 feet to a point on the northwesterly side of Freemont Street, aforesaid; thence extending along the said side thereof south 45 degrees 15 minutes west 45.31 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said Plan.

BLR No.: 15-5-76-1

BEING known as: 464 Freemont Street, Phoenixville, PA 19460-3129.

BEING the same premises which Marshall Seigle and Sandra Seigle, his wife, by Deed dated December 11, 2000 and recorded December 14, 2000 in and for Chester County, Pennsylvania, in Deed Book Volume 4867, Page 2158, granted and conveyed unto Diana Johnson.

PLAINTIFF: Wells Fargo NA

VS

DEFENDANT: **DIANE JOHNSON**

SALE ADDRESS: 464 Freemont Street, Phoenixville, PA 19460

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

SALE NO. 13-10-823

Writ of Execution No. 12-02047

DEBT \$232,000.77

ALL THAT CERTAIN parcel of land situated in the Borough of Parkesburg, County of Chester, Commonwealth of Pennsylvania, being known and designated as the northern half of two lots designated as Lot 76 and Lot 77 on a Plan of Lots known as "Smith's Addition to Parkesburg Borough", and bounded and described as follows:

BEGINNING at a point at the intersection of middle lines of Chestnut Street and Third

Avenue, and extending thence westward along Third Avenue, 120 feet to a point; thence southward at right angles to said avenue 87 feet to a point; thence eastward by a line parallel with the first mentioned line 120 feet to the middle of Chestnut Street, aforesaid; thence northward along the middle line of said street 87 feet to the place of beginning.

HAVING erected thereon a dwelling known as 300 Chestnut Street, Parkesburg, PA 19365.

PARCEL No. 08-05-0280.

BEING the same premises which Joseph R. Mastripolito and Wendy L. Mastripolito by Deed dated 09/30/2004 and recorded 10/05/2004 in the Recorder's Office of Chester County, Pennsylvania, Deed Book Volume 6298, Page 1960, Instrument No. 10466080, granted and conveyed unto Dawn Toros and Neal Toros, as tenants by the entirety.

PLAINTIFF: PNC Bank
VS

DEFENDANT: **DAWN & NEAL TOROS**

SALE ADDRESS: 300 Chestnut St, Parkesburg, PA 19365

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

SALE NO. 13-10-824
Writ of Execution No. 12-08175
DEBT \$210,745.23

ALL THAT CERTAIN message and lot of land, situate in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south street line of East Linden Street, a corner of land of William Taylor; thence along the line of said East Linden Street north 70 1/2 degrees east thirty five (35) feet to a corner of land of Watson; thence by line of said Watson's land south 16 1/2 degrees east seventy five (75) feet to a corner of land late of Elizabeth Kenton; thence by said Kenton's land south 70 1/2 degrees west thirty five (35) feet to a stake in line of land of Taylor aforesaid; thence by the same north 16 1/2 degrees west seventy five (75) feet to the point and place of beginning.

CONTAINING 2,625 square feet of land more or less.

UPI Number: 3-3-41.

TITLE to said premises is vested in

Janae D. Branch by Deed from Francine D. Lee and Janae D. Branch, dated May 11, 2007 and recorded May 23, 2007 in Deed Book 7167, Page 196, Instrument No.: 10756483.

PREMISES being known as: 222 East Linden Street, Kennett Square, Pennsylvania 19348.

TAX I.D. #: 3-3-41.

PLAINTIFF: JPMorgan Chase Bank National Association
VS

DEFENDANT: **JANAE D. BRANCH**
SALE ADDRESS: 222 Linden Street, Kennett Square, PA 19348

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

SALE NO. 13-10-825
Writ of Execution No. 13-01727
DEBT \$186,602.09

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate on the easterly side of School Alley in the Fourth Ward, Borough of Spring City, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey by William L. Conyer, Registered Land Surveyor, Spring City, Pennsylvania, dated August 5, 1980, last revised September 25, 1980, Plan No. B-80-048.

BEGINNING at a point on the easterly side of School Alley (twenty feet wide) a corner of this and other lands formerly of Douglas E. Fritz and known as Lot No. 2, the said point being also south zero degrees, seventeen minutes, thirty five seconds east, seventy one and eighty five one-hundredths feet from an iron pipe marking a corner of lands of George W. and Marie Bauer; thence from the place of beginning, along the said Lot No. 2, north eighty nine degrees, forty two minutes, twenty five seconds east, two hundred thirty eight and ninety nine one-hundredths feet to an iron pin in line of George F., Jr. and Diane B. Murray; thence partly along the same and partly along lands of Mary A. Murray, south one degree, three minutes, fifty four seconds east, thirty six and seventeen one-hundredths feet to an iron pin, a corner of still other land formerly of Douglass E. Fritz, known as Lot No. 4 (the last mentioned course being also partly along the easterly boundary of a certain twenty five feet wide right of way); thence crossing twenty five feet wide right of way and along

the said Lot No. 4 and also passing through the center line partition wall dividing the dwelling on the herein described premises and the dwelling on the said Lot No. 4 south eighty nine degrees, forty two minutes, twenty five seconds west, two hundred thirty nine and forty eight one-hundredths feet to a point on the aforementioned easterly side of School Alley; thence along the same north zero degrees, seventeen minutes, thirty-five seconds west, thirty six and seventeen one-hundredths feet to the place of beginning.

UNDER AND SUBJECT to that portion of a twenty five feet wide right of way granted only to Mary A. Murray, her heirs and assigns and being more fully described as follows:

BEGINNING at an iron pin in line of lands of Mary A. Murray and being a corner of the herein described premises and Lot No. 4; thence along the said Lot No. 4 south eighty nine degrees, forty two minutes, twenty five seconds west, twenty five feet to a point; thence through the herein described premises north one degrees, three minutes, fifty four seconds west, twenty six feet more or less and north eighty nine degrees, forty two minutes, twenty five seconds east, twenty five feet to a corner of the aforementioned lands of Mary A. Murray; thence along the same south one degree, three minutes, fifty four seconds east, twenty six feet more or less to the place of beginning.

BEING Parcel Number 14-2-52.4

TAX Parcel #: 14-002-0052.0400

BEING known as: 563 School Lane, Spring City, PA, 19475

BEING the same premises which Richard Luckowski and Jennifer Luckowski, by Deed dated 6/21/07 and recorded 6/27/07, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7196 Page 1566, granted and conveyed unto Christopher J. Lawless and Christy Vermeesch

PLAINTIFF: US Bank National Association (Trustee) DBA Pennsylvania Housing Finance Agency

VS

DEFENDANT: **CHRISTOPHER J. LAWLESS and CHRISTY VERMEESCH**

SALE ADDRESS: 563 School Lane, Spring City, PA 19475

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

SALE NO. 13-10-826
Writ of Execution No. 12-05132
DEBT \$181,088.52

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected heridaments and appurtenances situated in the Township of East Brandywine, County of Chester, State of Pennsylvania bounded and described according to a Plan of Property for Ferguson & Flynn Enterprises, Inc. made by William F. Steimer & Assoc., Inc. Architects & Planners, dated 8/10/72 and last revised 10/9/75 as follows:

BEGINNING at an iron pin on the southerly side of Ridgewood Circle (50' wide), the northeasterly corner of Lot #61 on the above-mentioned plan, which iron pin is located a distance of 225.00 feet, as measured along the southerly side of said Ridgewood Circle by a bearing of south 66 degrees 56 minutes 30 seconds east, from a point on the title line in the bed of North Bailey Road (T-442), thence extending from the point of beginning, along the southerly side of Ridgewood Circle, the following three (3) courses and distances, to wit: (1) south 66 degrees 56 minutes 30 seconds east, 75.00 feet to a concrete monument; (2) by a line curving (erroneously cited as curbing on current deed) to the right having a radius of 391.53 feet, for an arc distance of 184.50 feet to a point; and (3) south 39 degrees 56 minutes 30 seconds east, 33.71 feet to a point, a corner of Lot #37 on said plan; thence extending by Lot #37, the following three (3) courses and distances, to wit: (1) south 33 degrees 11 minutes 36 seconds west, 273.00 feet to a point; (2) by a line curving to the right, having a radius of 50.00 feet, for an arc distance of 157.08 feet to a point; and (3) south 43 degrees 52 minutes 20 seconds west, 188.62 feet to an iron pin on line of land retained by the grantors herein; thence by the grantor's remaining land, north 79 degrees 59 minutes 40 seconds west, for a distance of 106.00 feet to an iron pin, a corner of Lot #60 on said Plan; thence extending by Lot #60 and Lot #61, north 23 degrees 03 minutes 30 seconds east, for a distance of 603.42 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2.909 acres of land be the same more or less.

BEING Lot #38 as shown on said Plan.

BEING Chester County UPI #30-5K-

24.

BEING Parcel #30-05K-0024

IMPROVEMENTS: residential dwelling

BEING the same premises which Stephen D. Bennett, Executor of the Estate of Marion E. Bennett, deceased, granted and conveyed unto Kim Gilbert Prior and Maxine Prior, as joint tenants with right of survivorship and not as tenants in common, by Deed dated February 28, 2001 and recorded March 2, 2001 in Chester County Record Book 4904, Page 2117 for the consideration of \$178,000.00.

PLAINTIFF: Susquehanna Bank
VS

DEFENDANT: **KIM GILBERT & MAXINE PRIOR**

SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335

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

SALE NO. 13-10-828

Writ of Execution No. 13-04155

DEBT \$236,977.32

BY virtue of a Writ of Execution No. 13-04155

OWNER(S) of property situate in the Township of Valley, Chester County, Pennsylvania, being 380 Gavin Drive, Coatesville, PA 19320-2790

PARCEL No. 38-4-227

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$236,977.32

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **ERIN L. GILMORE and JOHN A. FALCO**

SALE ADDRESS: 380 Gavin Drive, Coatesville, PA 19320

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

SALE NO. 13-10-829

Writ of Execution No. 12-07751

DEBT \$321,188.87

BY virtue of a Writ of Execution No. 12-07751

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 214 Stanford Drive, Chester Springs, PA 19425-9522

PARCEL No. 32-4-30.39

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$320,188.87

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **LEE aka LEE R. & SUSAN aka SUSAN L. KRASLEY**

SALE ADDRESS: 214 Stanford Dr, Chester Springs, PA 19425

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

SALE NO. 13-10-830

Writ of Execution No. 12-03701

DEBT \$122,806.09

BY virtue of a Writ of Execution No. 12-03701

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 210 Drummers Lane, Wayne, PA 19087-1532

PARCEL No. 43-06A-0410

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$122,806.09

PLAINTIFF: GMAC Mortgage LLC
VS

DEFENDANT: **MELISSA FARBER**

SALE ADDRESS: 210 Drummers Ln, Wayne, PA 19087

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

SALE NO. 13-10-831

Writ of Execution No. 13-00212

DEBT \$277,567.47

BY virtue of a Writ of Execution No. 2013-00212

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 1015 Olive Street, Coatesville, PA 19320-3516

PARCEL No. 16-7-25

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$277,567.47

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **ANTHONY J. & ALLISON M. SWITZER**

SALE ADDRESS: 1015 Olive Street,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **ADAM H.
DAVIS, 215-563-7000**

SALE NO. 13-10-832
Writ of Execution No. 12-08571
DEBT \$445,160.87

BY virtue of a Writ of Execution No.
2012-08571

OWNER(S) of property situate in the
Township of East Whiteland, Chester County,
Pennsylvania, being 13 Hayworth Circle, Exton,
PA 19341-2792

PARCEL No. 42-3-350
IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$445,160.87
PLAINTIFF: JPMorgan Chase Bank

National Association

VS

DEFENDANT: **ALEXANDER P.
SLONIM**

SALE ADDRESS: 13 Hayworth
Circle, Exton, PA 19341

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

SALE NO. 13-10-833
Writ of Execution No. 13-03485
DEBT \$300,054.37

ALL THAT CERTAIN piece or portion
of land situate in Caln Township, Chester County,
Commonwealth of Pennsylvania, as shown on a
plan entitled "Preliminary/Final Overall Title
Plan", prepared by D.L. Howell & Associates,
Inc., dated August 21, 2002, last revised June 14,
2004, bound and described as follows to wit:

BEGINNING at a point in or on the
building line of Building No. 27, said point being
further located from the intersection of the north-
westerly right-of-way line of Shelburne Road and
the northwesterly right-of-way line of Westerham
Road, south 65 degrees 22 minutes 51 seconds
west, 75.77 feet to a point; thence, leaving said
Shelburne Road, north 24 degrees 37 minutes 09
seconds west, 26.92 feet to the point and place of
beginning; thence along the face of said Building
No. 27, south 65 degrees 25 minutes 06 seconds
west, 24.00 feet to a point on a party wall with Unit
No. 258W; thence along said party wall, north 24

degrees 36 minutes 01 seconds west, 51.11 feet to
a point on the face of said Building No. 27, thence
along the face of said Building No. 27 the follow-
ing three (3) courses and distances: (1) north 55
degrees 05 minutes 13 seconds east, 11.35 feet to a
point; (2) north 24 degrees 26 minutes 00 seconds
west, 8.97 feet to a point; (3) north 65 degrees 37
minutes 02 seconds east, 12.62 feet to a point on a
party wall with Unit No. 260W; thence along said
party wall, south 24 degrees 35 minutes 55 seconds
east, 60.10 feet to the point and place of beginning.

THIS property may be subject to
restrictions, covenants and/or easements, either
written or implied.

TAX Parcel #: 39-4-663

BEING known as: 2709 Shelburne
Road, Downingtown, PA 19335

BEING the same premises which B.
Station Mews, LLC., by Deed dated 12/5/06 and
recorded 12/7/06, in the Office of the Recorder of
Deeds in and for Chester County, in Deed Book
7027 Page 1575, granted and conveyed unto
Raymond E. Crooms, II.

PLAINTIFF: PNC Bank National
Association

VS

DEFENDANT: **RAYMOND E.
CROOMS, II**

SALE ADDRESS: 2709 Shelburne
Road, Downingtown, PA 19335

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

SALE NO. 13-10-834
Writ of Execution No. 13-01917
DEBT \$344,179.66

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, situate in the Township of West
Nottingham, County of Chester, Commonwealth
of Pennsylvania, bounded and described according
to a Final Subdivision Plan of Property now owned
by Joseph C. Chamberlain made by George E.
Regester, Jr. & Sons, Inc. of Kennett Square, Pa.,
dated 3/23/1984 revised 4/25/1984 and recorded as
Chester County Plan #4911, as follows, to wit:

BEGINNING at a point on the title line
in the bed of Pleasant Drive (T-301), 50 feet wide,
said point being measured south 59 degrees 30
minutes 30 seconds east 224.12 feet from a point
in the bed of Fremont Road (L.R. 13003); thence
from said beginning point and along the title line

of said Pleasant Drive the 2 following courses and distances: (1) south 59 degrees 24 minutes 03 seconds east 443.98 feet to a point; (2) south 57 degrees 36 minutes 24 seconds east 155.22 feet to a point a corner of Parcel "F" of said Plan; thence along the same south 32 degrees 23 minutes 36 seconds west 634.64 feet to a point a corner of Parcel "H" of said Plan; thence along the same, north 62 degrees 30 minutes 50 seconds west 528.45 feet to an iron pin a corner of lands now or late of Ferree P. Baughman, Jr.; thence along the same north 26 degrees 11 minutes 00 seconds east 669.88 feet to the first mentioned point and place of beginning.

CONTAINING 8.450 acres be the same more or less.

BEING Parcel "G" of the above mentioned Plan.

BEING Tax Parcel #68-5-65.2.

BEING the same premises which Mary Ellen Fakis granted and conveyed unto Carle B. Tompkins and Michelle D. Tompkins by Deed dated May 31, 2005 and recorded June 10, 2005 in Chester County Record Book 6516, Page 770.

IMPROVEMENTS: residential dwelling

UPI #68-5-65.2

BEING the same premises which Mary Ellen Fakis granted and conveyed unto Carle B. Tompkins and Michelle D. Tompkins by Deed dated May 31, 2005 and recorded June 10, 2005 in Chester County Record Book 6516, Page 770 for the consideration of \$343,000.00.

PLAINTIFF: Federal National Mortgage Association

VS

DEFENDANT: **CARLE & MICHELE TOMPKINS**

SALE ADDRESS: 139 Pleasant Dr, Nottingham, PA 19362

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

SALE NO. 13-10-835

Writ of Execution No. 10-10910

DEBT \$284,194.42

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of East Marlborough, County of Chester and Commonwealth of Pennsylvania being Lot No. 174 as shown on a Preliminary/Final Overall Plan

- Plan of Subdivision for Hicks Southeast Tract by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors dated August 6, 1999 and last revised July 19, 2001 recorded February 27, 2002 as Plan No. 016116 more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly side of Larkspur Drive said point being a corner of Lot No. 173 of said Plan; thence along Lot No. 173 of said Plan south 35 degrees 38 minutes 13 seconds east 112.00 feet to a point; thence along basin easement area south 54 degrees 21 minutes 47 seconds west 60.00 feet to a point; thence along Lot No. 175 of said Plan north 35 degrees 38 minutes 13 seconds west 112.00 feet to a point on the southeasterly side of Larkspur Drive; thence along the same north 54 degrees 21 minutes 47 seconds east 60.00 feet to a point the place of beginning.

BEING Lot No. 174 of said Plan.

BEING known as 450 Larkspur Drive, Kennett Square, PA

TAX Parcel Number: 61-05-0370

UPI #61-5-370

IMPROVEMENTS: residential dwelling

TITLE to said premises is vested in Linda Mutascio, sole owner by Deed from Pulte Home Corporation of the Delaware Valley, a Michigan Corporation dated 6/27/2003 and recorded 7/28/2003 in Record Book 5807 Page 1610.

PLAINTIFF: Wells Fargo Bank NA (AKA) aka Wachovia Mortgage, Division of Wells Fargo Bank NA FKA Wachovia Mortgage FSB FKA World Savings Bank FSB

VS

DEFENDANT: **LINDA MUTASCIO**
SALE ADDRESS: 450 Larkspur Drive, Kennett Square, PA 19348

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

SALE NO. 13-10-836

Writ of Execution No. 13-01674

DEBT \$220,786.12

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

SITUATE in London Grove Township, Chester County, Pennsylvania, bounded and described according to a Plan of Inniscrone, Phase

1B and II Townhouse Development, made by Tetra Rech, Inc., dated 10/4/2003, RCN R1333-03, CAD File N:\PROJECTS\1000\1333 INN TOWN\AS-BUILTS\1333-ASBUILT.DWG., as follows, to wit:

BEGINNING at Station 2+81.95, north 03 degrees 05 minutes 24 seconds east, 50.60 feet right from the centerline of Kilgrass Terrace; thence from said point of beginning, passing through the party wall separating the house on the lands herein being described from the house adjoining to the west, along Lot #54, north 05 degrees 22 minutes 52 seconds east, 53.67 feet to a point; thence along lands now or late of (future) Homeowners Association of Inniscrone View, the 3 following described courses and distances: (1) south 84 degrees 37 minutes 08 seconds east, 12.23 feet to a point; (2) south 05 degrees 22 minutes 52 seconds west, 6.00 feet to a point and (3) south 84 degrees 37 minutes 08 seconds east, 11.77 feet to a point; thence passing through the party wall separating the house on the lands herein being described from the house adjoining to the east, along Lot #56, south 05 degrees 22 minutes 52 seconds west, 51.67 feet to a point; thence along said lands not or late of (future) Homeowners Association of Inniscrone View, the 7 following courses and distances: (1) north 84 degrees 37 minutes 08 seconds west, 0.32 feet to a point; (2) north 05 degrees 22 minutes 52 seconds east, 2.67 feet to a point; (3) north 84 degrees 37 minutes 08 seconds west, 16.16 feet to a point; (4) north 05 degrees 22 minutes 52 seconds east, 4.00 feet to a point; (5) north 84 degrees 37 minutes 08 seconds west, 7.20 feet to a point; thence (6) south 05 degrees 22 minutes 52 seconds west, 2.67 feet to a point and (7) north 84 degrees 37 minutes 06 seconds west, 0.32 feet to a point, the first mentioned point and place of beginning.

BEING Lot #55 as shown on said Plan.
IMPROVEMENTS: residential dwelling

UPI #59-8-405

BEING the same premises which Allyson L. Harting granted and conveyed unto Jeanne M. Platt by Deed dated July 28, 2006 and recorded August 10, 2006 in Chester County Record Book 6923, Page 70 for the consideration of \$274,900.00.

PLAINTIFF: Federal National Mortgage Association
VS
DEFENDANT: JEANNE M. PLATT

SALE ADDRESS: 416 Kilgrass Terrace, Avondale, PA 19311

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

SALE NO. 13-10-837
Writ of Execution No. 13-01596
DEBT \$246,487.57

ALL THAT CERTAIN lot or tract of land situated in New London Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone a corner of – Holt, north 30 degrees and 30 minutes east, 21.6 perches to a corner in State Road, leading from Oxford to New London, thence along in said State Road, south 61 degrees and 30 minutes east, 10.9 perches to a corner, thence leaving said road by remaining land of the grantors, of which this is a part, south 30 degrees and 30 minutes west, 28.2 perches to an iron pin, and by same, north 59 degrees and 30 minutes west, 13.52 perches to an iron pin in a line of Holt’s Land, thence by the same, north 53 degrees and 30 minutes east, 6.6 perches to the place of beginning.

CONTAINING 2 acres of land, more or less by a survey of April 5, 1950, by Jerre Trait (Registered Engineer).

BEING known as 2040 Oxford Road, Lincoln University, PA 19352.

BEING UPI #71-1-31

BEING Parcel #71-01-0031

BEING the same premises which Janet M. Trout granted and conveyed unto Patricia Holmes by Deed dated June 29, 2007 and recorded August 6, 2007 in Chester County Record Book 7231, Page 369 for the consideration of \$244,000.00.

IMPROVEMENTS: residential dwelling

BEING the same premises which Janet M. Trout granted and conveyed unto Patricia Holmes by Deed dated June 29, 2007 and recorded August 6, 2007 in Chester County Record Book 7231, Page 369 for the consideration of \$244,000.00.

PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: PATRICIA HOLMES

SALE ADDRESS: 2040 Oxford Road, Lincoln University, PA 19352

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

SALE NO. 13-10-838
Writ of Execution No. 12-08875
DEBT \$111,934.87

BY virtue of a Writ of Execution No. 12-08875

OWNER(S) of property situate in Avondale Borough, Chester County, Pennsylvania, being 120 East 2nd Street, Avondale, PA 19311-1190

PARCEL No. 4-1-152
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$111,934.87

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **CASEY J.**

ESKRIDGE

SALE ADDRESS: 120 E 2nd Street, Avondale, PA 19311

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

SALE NO. 13-10-839
Writ of Execution No. 13-03211
DEBT \$241,669.71

BY virtue of a Writ of Execution No. 13-03211

OWNER(S) of property situate in the Township of Westtown, Chester County, Pennsylvania, being 1626 South Coventry Lane, West Chester, PA 19382-7568

PARCEL No. 67-4C-159
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: 241,669.71

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BARBARA J. TURNER**

ER

SALE ADDRESS: 1626 S Coventry Lane, West Chester, PA 19382

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

SALE NO. 13-10-840
Writ of Execution No. 13-00450
DEBT \$1,222,135.57

ALL THAT CERTAIN message and trace of land situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a survey made April 1923, T.G. Colesworthy, County Surveyor for Chester County, as follows:

BEGINNING at an iron pin in the middle of the public road know as Little Shilo Road, which divided West Goshen and Westtown Townships at a corner of land of Ellsworth Hawkins; thence leaving the road and by the Hawkins land north, twenty-two degrees, on minute west two hundred, ninety five and six tenths feet to a marble stone a corner of land of Robert L. Morgan; thence by the same north twenty-two degrees, fifteen minutes west, four hundred, thirty-five and eight-tenths feet to an iron pin, a corner or land of Morgan; thence by SA IIC land formerly of George J. Hoopes, south sixty-nine degrees, forty-seven minutes, west, six hundred, twenty-five and five tenths feet to an iron pin in the middle of the public road know as Five Points Road, leading from the first mentioned road, to the public road, known as Westtown Road leading from Greenmount Selmol; thence along the public road, known as Five Point Road and still by other land of Morgan, formerly Hoopes, south twenty-two degrees, six minutes east, seven hundred, fifty-six and nine tenths feet to an iron pin at the intersection of the odd title line of the Township Line Road, know as Little Shilo Road, first mentioned, thence along the middle line of the same north sixty-seven degrees twenty-seven minutes east, six hundred and twenty-six feet to the first mentioned point of beginning.

CONTAINING 10.683 acres of land more or less.

UNDER AND SUBJECT, nevertheless to certain agreements as now of record.

BEING UPI #52-6-22

BEING the same premises which Joachim H. Nussbaumer, Winnifried J. Nussbaumer and Dorothea R. Iverson, individually and t/a JWD Associates by Deed dated 2-19-97 and recorded 4-30-97 in Chester County in Record Book 4170 Page 165 conveyed unto Dorothea M. Nussbaumer, in fee.

PLAINTIFF: TD Bank (Successor to)
 VS

DEFENDANT: **CHRISTOPHER & RENEE NUSSBAUMER and DOROTHEA NUSSBAUMER IVERSON and JOACHIM H. NUSSBAUMER and JWD ASSOCIATES and WINNIFRED J. NUSSBAUMER**

SALE ADDRESS: 881 South Five Points Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SCOTT M. KLEIN, 610-436-4400**

SALE NO. 13-10-841
Writ of Execution No. 13-00471
DEBT \$111,623.70

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Westtown, County of Chester, State of Pennsylvania and described according to a Plan thereof known as "Ashland Farm" made by G.D. Houtman and Son, Civil Engineers, dated 5/19/1955, as follows, to wit:

ONE THEREOF BEGINNING at a point on the title line in the bed of Concord Road (proposed 50 feet wide) at the distance of 344.22 measured on a bearing of north 26 degrees 29 minutes west along the said title line in the bed of Concord Road from its point of intersection with the title line in the bed of Oakbourne Station Road (proposed 50 feet wide); thence extending from said point of beginning south 63 degrees 31 minutes west crossing the southwesterly side of Concord Road 450 feet to a point; thence extending north 26 degrees 29 minutes west 200 feet to a point; thence extending north 63 degrees 31 minutes east recrossing the southwesterly side of Concord Road 449.99 feet to a point on the title line in bed of Concord Road aforesaid; thence extending along the said title line in the bed of Concord Road the 2 following courses and distances (1) south 26 degrees 39 minutes east 2.52 feet to a point an angle in the same (2) south 26 degrees 29 minutes east 197.48 feet to the mentioned point and place of beginning.

BEING known as Parcel #18 as shown on above mentioned Plan.

CONTAINING in area 2.1 acres, more or less.

ANOTHER thereof beginning at a point on the title line in the bed of Concord Road (proposed 50 feet wide) at the distance of 2.52 feet measured on a bearing of north 26 degrees 39 minutes west along the said title line in the bed of Concord Road from a point an angle in the same,

said point or angle being at the distance of 541.70 feet measured on a bearing of north 26 degrees 29 minutes west still along the said title line in the bed of Concord Road from its point of intersection with the title line in the bed of Oakbourne Station Road (proposed 50 feet wide); thence extending from said point of beginning south 63 degrees 31 minutes west crossing the southwesterly side of Concord Road 449.99 feet to a point; thence extending north 26 degrees 29 minutes west 200 feet to a point; thence extending north 63 degrees 31 minutes east recrossing the southwesterly side of Concord Road 449.41 feet to a point on the title line in the bed of Concord Road; thence extending south 26 degrees 39 minutes east along the said title line in the bed of Concord Road 200 feet to the first mentioned point and place of beginning.

BEING known as Parcel #19 as shown on the above mentioned Plan.

CONTAINING in area 2.1 acres, more or less.

AND the third thereof beginning at a point on the title line in the bed of Concord Road (proposed 50 feet wide) at the distance of 202.52 feet measured on a bearing of north 26 degrees 29 minutes west still along the said title line in the bed of Concord Road from a point an angle in the same, said point or angle being at the distance of 541.0 feet measured on a bearing of north 26 degrees 29 minutes west still along the said title line in the bed of Concord Road from its point of intersection with the title in the bed of Oakbourne Station Road (proposed 50 feet wide); thence extending from said point of beginning south 63 degrees 31 minutes west crossing the southwesterly side of Concord Road 449.41 feet to a point; thence extending north 26 degrees 29 minutes west 200 feet to a point; thence extending north 63 degrees 31 minutes east recrossing the southwesterly side of Concord Road 448.83 feet to a point on the title line in the bed of Concord Road; thence extending south 26 degrees 39 minutes east along the said title line in the bed of Concord Road 200 feet to the first mentioned point and place of beginning.

BEING known as Parcel #20 as shown on the above mentioned plan.

CONTAINING in area 2.1 acres, more or less.

BEING UPI #67-4-82.

BEING the same premises which J. Donald Lownes, Carol H. Lownes, Maurice M. Haworth, and Eleanor M. Haworth, by Indenture

bearing date 9/14/1977 and recorded 9/16/1977 in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book S-51 Page 151 etc., granted and conveyed unto Joachim H. Nussbaumer, Winnifred J. Nussbaumer, Dorothea Nussbaumer Iverson, T/A/ JWD Associates, a PA General Partnership, in fee.

PLAINTIFF: TD Bank NA (Successor to)

VS

DEFENDANT: **CHRISTOPHER & RENEE NUSSBAUMER and DOROTHEA NUSSBAUMER IVERSON and JOACHIM H. & WINNIFRED J. NUSSBAUMER and JWD ASSOCIATES and WESCHO COMPANY INC**

SALE ADDRESS: 880 South Five Points Road, West Chester, PA 19382 and 914-924 South Concord Rd, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GERALD F. McCORMICK, 610-436-9300**

**SALE NO. 13-10-842
Writ of Execution No. 12-08017
DEBT \$348,807.25**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Stoney Run prepared by Bursich Associates, Inc., dated 04/13/1995, last revised 08/30/1996 and recorded as Plan No. 13736, as follows, to wit:

BEGINNING at a point on the south-westerly side of Winding Stream Road (50 feet wide), a corner of Lot No. 72 on said Plan; thence extending from said beginning point and along Winding Stream Road, south 76 degrees 32 minutes 53 seconds east, 80.00 feet to a point, a corner of Lot No. 74 on said Plan; thence leaving Winding Stream Road and extending along Lot No. 74, south 13 degrees 27 minutes 07 seconds west, 125.00 feet to a point in line of Open Space D on said Plan; thence extending along same, north 76 degrees 32 minutes 53 seconds west, 80.00 feet to a point, a corner of Lot No. 72, aforesaid; thence extending along Lot No. 72, north 13 degrees 27 minutes 07 seconds east, 125.00 feet to a point on the southwesterly side of Winding Stream Road, the first mentioned point and place of beginning.

BEING Lot No. 73 on said Plan.
BEING known as 438 Winding Stream

Road, Spring City, Pennsylvania.
BEING Parcel No. 21-6-72.
TITLE to said premises is vested in Suzanne M. Rossi by Deed from Weichert Relocation Resources, Inc., dated April 12, 2007 and recorded May 16, 2007 in Deed Book 7161, Page 1760.

PREMISES being known as: 438 Winding Stream Road, Spring City, Pennsylvania 19475.

TAX I.D. #: 21-6-73

PLAINTIFF: Federal National Mortgage Association
VS

DEFENDANT: **SUZANNE M. ROSSI**

SALE ADDRESS: 438 Winding Stream Rd, Spring City, PA 19475

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

**SALE NO. 13-10-843
Writ of Execution No. 13-04345
DEBT \$151,618.90**

BY virtue of a Writ of Execution No. 13-04345

OWNER(S) of property situate in North Coventry Township, Chester County, Pennsylvania, being 1155 Wendler Circle, Pottstown, PA 19465-1011

PARCEL No. 17-3-280.4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$151,618.90

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **GEOFFREY J. & LORI J. CROSS**

SALE ADDRESS: 1155 Wendler Circle, Pottstown, PA 19465

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

**SALE NO. 13-10-844
Writ of Execution No. 12-08697
DEBT \$258,895.88**

ALL THAT CERTAIN unit designated as Building 1900, Unit 1905, being a Unit in Windon Country Homes, a condominium in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, which unit is

designated on the Declaration of Pennsylvania, which unit is designated on the Declaration of Condominium of Windon Country Homes, dated 2/7/86 and recorded 6/24/86 in Record Book 334 Page 197 in the Office of the Recorder of Deeds in and for Chester County.

PREMISES known as 108 Whispering Oaks

TOGETHER with all right, title and interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania, and as more fully set forth in the aforementioned Declaration of Windon Country Homes, and all amendments thereto.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record, and current taxes and to the provisions, easements and covenants contained in the Declaration of Windon Country Homes, and all Amendments thereto.

UPI #51-5-916

BEING the same premises which Windon Country Homes, Limited Partnership, by Deed dated July 7, 1995 and recorded July 11, 1995 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3911 Page 1400, granted and conveyed unto Fred J. Criscuolo

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **FRED J. CRISCUOLO**

SALE ADDRESS: 108 Whispering Oaks Dr, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CHRISTINA C. VIOLA, 215-572-8111**

SALE NO. 13-10-845

Writ of Execution No. 12-07344

DEBT \$658,961.80

BY virtue of a Writ of Execution No. 12-07344

OWNER(S) of property situate in the London Britain Township, Chester County, Pennsylvania, being 235 Fern Ridge, Landenberg, PA 19350-9157

PARCEL No. 73-4-23.16

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$658,961.80

PLAINTIFF: PNC Bank

VS

DEFENDANT: **MICHAEL P. & REBECCA A. CARDILE**

SALE ADDRESS: 235 Fern Ridge, Landenberg, PA 19350

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

SALE NO. 13-10-846

Writ of Execution No. 11-00151

DEBT \$84,812.74

ALL THAT CERTAIN message, tenement and tract of land, with the buildings and improvements thereon erected, situate on the north side of Market Street, in the Borough of Oxford, County of Chester, State of Pennsylvania, known as and numbered 643 Market Street (formerly 631 Market Street) more particularly bounded and described as follows:

BEGINNING at a stone in the southwest corner of land now or late of William McConsey, and running thence along Market Street, south 88 degrees west, 38 feet 10 inches to a stone, a corner of land now or late of Amelia Cooper; thence by land now or late of the said Amelia Cooper, north 6-1/4 degrees west, 210 feet to another corner of said Amelia Cooper's land; thence by land now or late of John Gibson, north 88 degrees east, 39 feet 8 inches to a corner of said McConsey's land, and thence by the same south 04 degrees east, 210 feet to the place of beginning.

CONTAINING 8,100 square feet of land, more of less.

BEING known as: 643 Market Street, Oxford, PA 19363

PROPERTY ID No.: 6-5-157

TITLE to said premises is vested in Nancy A. O'Donnell by Deed from First Union National Bank (Successor Trustee for the Pennsylvania Housing Finance Agency) dated 09/21/2001 recorded 10/22/2001 in Deed Book 5092 Page 2037.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **NANCY A. O'DONNELL**

SALE ADDRESS: 643 Market Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **DAVID NEEREN, 856-669-5400**

SALE NO. 13-10-847
Writ of Execution No. 13-03809
DEBT \$321,374.29

ALL THAT CERTAIN lot or parcel of land situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Windsor Ridge made by Horizon Engineering Associates, LLC, dated 8/14/2002 last revised 5/20/2005 and recorded as Plan File #17585, as follows to wit:

BEGINNING at a point on the northerly side of lane BB, a corner of Lot No. 33, thence extending along said side of Lane BB south 79 degrees 16 minutes, 50 seconds west 20.00 feet to a point and corner of Lot No. 31, thence extending along said side of Lot No. 31 north 10 degrees 43 minutes, 10 seconds west 90.00 feet to a point and corner of lands of open space F as shown on said Plan, thence extending along said side of lands of open space F north 79 degrees 16 minutes, 50 seconds east 20.00 feet to a point and corner of Lot No. 33, thence extending along said side of Lot No. 33 south 10 degrees 43 minutes, 10 seconds east 90.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 32 on said Plan.

UPI No. 32-2-48

TAX Parcel #: 32-2-48

BEING known as: 2024 Garrison Drive, Chester Springs, PA 19425

BEING the same premises which Ken Miller and Rita Millrood, by Deed dated 1/9/09 and recorded 1/30/09, in the Office of the Recorder of Deeds in and for Chester County, in Deed Book 7581 Page 135, granted and conveyed unto Brian L. Schmidt.

PLAINTIFF: PNC Bank National Association (S/B/M) DBA National City Mortgage (Division of)

VS

DEFENDANT: **BRIAN L. SCHMIDT**

SALE ADDRESS: 2024 Garrison Drive, Chester Springs, PA 19425

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

SALE NO. 13-10-848
Writ of Execution No. 12-07046
DEBT \$236,218.42

BY virtue of a Writ of Execution No. 12-07046

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 104 Meadow View Drive, Oxford, PA 19363-3900

PARCEL No. 69-5-129

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$236,218.42

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DAVID E. & KIM-BERLY A. SMITH**

SALE ADDRESS: 104 Meadowview Dr, Oxford, PA 19363

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

SALE NO. 13-10-849
Writ of Execution No. 12-08881
DEBT \$1,683.68

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

TAX Parcel No. 47-5-12

PROPERTY address: 2395 Strasburg Road, E. Fallowfield, Pennsylvania 19320

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **LARRY & SHARON BERNSTEIN**

SALE ADDRESS: 2395 Strasburg Rd, Coatesville, PA 19320

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

SALE NO. 13-10-852
Writ of Execution No. 12-12805
DEBT \$205,285.29

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to

a Plan of Property for Norman T. Newcon, Jr., and Mabel T. Beightol made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, Pa., dated July 28, 1971 revised September 14, 1971 and recorded as Chester County Plan #40, Page 7, as follows, to wit:

BEGINNING at a point of intersection of the southerly right-of-way in of Broad Street (60 feet wide right-of-way) with the westerly right-of-way line of South Eighth Street (40 feet wide right-of-way) as shown on said Plan: thence extending from said beginning point continuing along the westerly right-of-way line of said South Eighth Street, south 20 degrees 56 minutes 00 seconds west 83.91 feet to a point at the northeasterly corner of Lot #7, as shown on said Plan: thence extending along the same north 80 degrees 45 minutes 41 seconds west 93.38 feet to a point at the southeasterly corner of Lot #5, as shown on said Plan; thence extending along the same north 08 degrees 12 minutes 00 seconds east, 82.18 feet to a point on the southerly right-of-way line of said Broad Street; thence extending along the same south 80 degrees 45 minutes 41 seconds east 109.88 feet to the first mentioned point and place of beginning.

BEING Lot #6 as shown on said Plan

CONTAINING 8,268 square feet of land, be the same more or less

BEING Parcel #6-9-62.1F

TITLE to said premises is vested in Agustin Gomez by Deed from Tracey R. Ellis dated October 24, 2007 and recorded November 26, 2007 in Deed Book 7312, Page 1883, Instrument No.: 10804517.

PREMISES being known as: 112 8th Street, Oxford, Pennsylvania 19363.

TAX I.D. #: 06-09-0062.01F

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **AGUSTIN GOMEZ**

SALE ADDRESS: 112 8th St, Oxford, PA 19363

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

SALE NO. 13-10-853

Writ of Execution No. 12-09801

DEBT \$206,083.93

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Coventry, County of Chester and Commonwealth of

Pennsylvania, bounded and described according to a Final Plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, last revised 9/6/06 and recorded in Chester County as Plan No. 17957 as follows, to wit:

BEGINNING at a point on the northerly side of South Savanna Drive, a corner of Lot #248 as shown on said Plan; thence from said point of beginning, along the said side of South Savanna Drive north 49 degrees 50 minutes 14 seconds west 24.00 feet to a corner of Lot #246; thence along Lot #246 north 40 degrees 09 minutes 46 seconds east 115.00 feet to a point; thence south 49 degrees 50 minutes 14 seconds east 24.00 feet to a corner of Lot #248; thence along Lot #248 south 40 degrees 09 minutes 46 seconds west 115.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 247 as shown on said Plan.

BEING Parcel No 18-1-442

BEING part of the same premises which Heritage-Coventry Meadows, LP, a Pennsylvania Limited Partnership, by Indenture dated the 22nd day of March, 2007 and recorded March 28, 2007 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 7116, Page 1312 etc., granted and conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

TITLE to said premises is vested in Victor E. Parziale by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated June 29, 2007 and recorded July 12, 2007 in Deed Book Document ID #10770361.

PREMISES being known as: 157 South Savanna Drive, Pottstown, Pennsylvania 19465.

TAX I.D. #: 18-01-0442

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: **VICTOR E. PARZIALE**

SALE ADDRESS: 157 South Savanna Drive, Pottstown, PA 19465

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

SALE NO. 13-10-854
Writ of Execution No. 11-03425
DEBT \$288,005.14

BY virtue of a Writ of Execution No. 11-03425

OWNER(S) of property situate in the Township of East Coventry, Chester County, Pennsylvania, being 35 Bayberry Lane, Pottstown, PA 19465-6606

PARCEL No. 18-1-519
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$288,005.14
PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **KENNETH L. TRUSTY & TRACY L. JOHNS aka TRACY COLLINS**

SALE ADDRESS: 35 Bayberry Lane, Pottstown, PA 19465

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

SALE NO. 13-10-855
Writ of Execution No. 11-11974
DEBT \$277,629.81

BY virtue of a Writ of Execution No. 11-11974

OWNER(S) of property situate in the Township of East Coventry, Chester County, Pennsylvania, being 1319 Ellis Woods Road, Pottstown, PA 19465-8155

PARCEL No. 18-4-255.1
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$277,629.81
PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **RANCE M. (SR) & DARLENE M. STRUNK**

SALE ADDRESS: 1319 Ellis Woods Rd, Pottstown, PA 19465

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

SALE NO. 13-10-857
Writ of Execution No. 13-04550
DEBT \$411,483.30

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Rosewood Knoll made by Bledeman Associates, Professional Land Surveyors, dated 4/21/1987, last revised 11/2/1987 and recorded in Chester County as Plan No. 7727, as follows, to wit;

BEGINNING at a point on the westerly side of Rosemary Lane, said point also being a corner of Lot No. 5; thence extending from said beginning point and along the westerly side of Rosemary Lane, the (2) following courses and distances; (1) south 38 degrees, 46 minutes, 0 seconds west 122.92 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 475 feet, the arc distance of 45.89 feet to a point, a corner of Lot No. 3; thence extending along same, north 58 degrees, 46 minutes, 11 seconds west 224.96 feet to a point in line of lands now or late of Grant Jones; thence extending along same and also along Lot No. 12 of Timber Crest Subdivision, north 27 degrees, 15 minutes, 55 seconds east 194.35 feet to a point, a corner of Lot No. 5; thence extending along same, south 51 degrees, 14 minutes 0 seconds east 260.45 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

UNDER AND SUBJECT to covenants, easements and restrictions of record.

IMPROVEMENTS: residential dwelling

UPI #32-1-2-1D

BEING the same premises which Gregory A. Moshos and Cynthia R. Moshos, husband and wife, granted and conveyed unto Justin Doll and Bonnie Doll, husband and wife, by Deed dated October 16, 2007 and recorded November 29, 2007 in Chester County Record Book 7316, Page 1493 for the consideration of \$430,000.00

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **BONNIE & JUSTIN DOLL**

SALE ADDRESS: 51 Rosemary Ln, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **MARTHA**

E. VON ROSENSTIEL, 610-328-2887

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

SALE NO. 13-10-858
Writ of Execution No. 13-03488
DEBT \$70,742.59

SALE NO. 13-10-859
Writ of Execution No. 12-04014
DEBT \$369,366.33

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected situate in the Borough of Spring City, County of Chester, State of Pennsylvania, and bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in the Township of New London, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision of Meadowcroft made by Hillcrest Associated, Inc. dated 6/11/1999, last revised 1/22/1999 bounded and described as follows to wit:

BEGINNING at a point in the centerline of South Main Street, (fifty seven feet wide) in the projected centerline of a partition wall between #118 and #120 South Main Street; thence along the centerline of South Main Street, south twenty-two degrees fifteen minutes east, twenty-two and sixty hundredths feet to a point; thence crossing an iron pin on line, twenty eight and forty one hundredths feet distant (eleven and ninety one hundredths feet inside the curb line) south sixty seven degrees forty five minutes west one hundred and ninety eight and sixty eight hundredths feet to a stone marking a corner in an old fence line; thence along the same, north twenty two degrees, fifteen minutes west, twenty-two and sixty hundredths feet to an iron pin, a corner of land now or late of Harry O. Pearson, et ux, being 118 South Main Street; thence along said lands and through the centerline of the partition wall of the twin dwelling north sixty seven degrees forty five minutes east one hundred and ninety eight and sixty eight hundredths feet to the place of beginning.

BEGINNING at a point on the northwesterly side of Meadowcroft Lane, a corner of Lot #19 on said Plan, thence extending along said side of Lot #19 south 78 degrees 28 minutes 56 seconds west 246.16 feet to a point and corner of Lands of Open Space, thence extending along said side of Lands of Open Space north 09 degrees 27 minutes 26 seconds east 184.80 feet to a point and corner of Lot #21 on said Plan, thence extending along said side of Lot #21 south 85 degrees 01 minutes 39 seconds east 204.36 feet to a point on the northwesterly side of Meadowcroft Lane, thence extending along said side of Meadowcroft Lane the following (3) courses and distances, (1) along the arc of a circle curving to the left having a radius of 265.00 feet the arc distance of 41.59 feet to a point of tangent. (2) south 04 degrees 01 minutes 07 seconds east 37.69 feet to a point curve, (3) along the arc of a circle curving to the left having a radius of 280.00 feet the arc distance of 36.65 feet to a point of tangent, said point being the first mentioned point and place of beginning.

CONTAINING four thousand four hundred and ninety and seventeen hundredths square feet of land be the same more or less.

CONTAINING 0.750 acres more or less

BEING Parcel Number 14-4-515.

IMPROVEMENTS: residential dwelling

UPI #14-4-515

BEING the same premises which Darlene O. Weber and David Weber granted and conveyed unto David Weber by Deed dated January 11, 2007 and recorded January 19, 2007 in Chester County Record Book 7063, Page 1227 for the consideration of \$1.00.

TITLE to said premises vested in Thomas B. Monahan and Sherry L. Monahan by Deed from Megill Development Co., Inc. dated January 29, 2001 and recorded on February 21, 2005 in the Chester County Office of the Recorder of Deeds in Book 4899 Page 562 as Instrument No. 0009331.

PLAINTIFF: Federal National Mortgage Association

BEING known as 39 Meadowcroft Lane, Lot 20, Lincoln University, PA 19352

VS

DEFENDANT: DAVID & DARLENE O. WEBER

TAX Parcel Number: 71-1-7404222

SALE ADDRESS: 120 S. Main St, Spring City, PA 19475

RESIDENTIAL dwelling

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **THOMAS B. & SHERRY L. MONAHAN**

SALE ADDRESS: 39 Meadowcroft Ln, Lot 20, Lincoln University, PA 19352

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

SALE NO. 13-10-861

Writ of Execution No. 13-02865

DEBT \$287,885.88

PREMISES A

ALL THAT CERTAIN tract of land situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech is bounded and described as follows, to wit:

BEGINNING at a spike in the King Road about one foot north of the south line of the macadam and one hundred and three feet westward from the line of land belonging to Thomas Higgins Estate, a corner of lot about to be conveyed to Albert P. Greenleaf and Elsie H. Greenleaf, his wife; thence extending along the King Road by land now or late of William C. Haldeman, south sixty seven degrees and fifty one minutes west one hundred three feet to a spike a corner of lot to be conveyed to David Ehrhart and Violet E. Ehrhart, his wife; thence leaving the public road and passing over an iron pin set on the north bank thereof by lot of the aforesaid Ehrharts north nineteen degrees west two hundred feet to an iron pin in the line of other land belonging to the grantors; thence by said grantors land north sixty seven degrees and fifty one minutes east one hundred three feet to an iron pin in the center of a sixteen feet wide proposed private road and corner of lot belonging to Albert F. Greenleaf and Elsie H. Greenleaf, his wife, aforesaid; thence extending along the center line of the proposed private road and by Greenleaf's lot south nineteen degrees east passing over an iron pin set on the north side of the King Road two hundred feet to the first mentioned spike and place of beginning.

RESERVING to the grantors, their heirs and assigns, the uninterrupted right to the use of a sixteen feet wide private road, leading from the public road to other land of the grantors through the land herein conveyed and the land about to be conveyed to Albert P. Greenleaf and Elsie H. Greenleaf, his wife, adjoining on the east, for all purposes.

PREMISES B

ALL THAT CERTAIN lot or land situate in West Whiteland Township, Chester County, Pennsylvania, lying to the north of premises presently owned by the Grantees herein and bounded and described in accordance with a plan and survey made by Donald M. Wilson, R.S., May 27, 1958 as follows, to wit:

BEGINNING at an iron pipe, the northeast corner of the present lot of the Grantees herein; thence along the line of the present lot of the Grantees south 69, degrees 32 minutes west 103.00 feet to a pipe in the northwest corner of the present lot of the Grantees; thence north 19 degrees 00 minutes west 229.47 feet to a pipe; thence north 71 degrees 00 minutes east 109.20 feet to a pipe; thence south 19 degrees 00 minutes west 225.03 feet to the point and place of beginning.

BEING UPI #41-6-30 and #41-6-30.1

BEING the same premises which Piedmont Properties, LLC, by Deed dated 1/18/06 and recorded in the Chester County Recorder of Deeds Office on 1/30/06 in Deed Book 6751, Page 2028, granted and conveyed unto Francis Cary and Teresa Carey, husband and wife.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) DBA Long Beach Mortgage Trust

VS

DEFENDANT: **FRANCIS CAREY**

SALE ADDRESS: 1141 King Road, West Chester, PA 19380

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

SALE NO. 13-10-862

Writ of Execution No. 13-00290

DEBT \$384,411.69

BY virtue of a Writ of Execution No. 13-00290

OWNER(S) of property situate in the Township of Wallace, Chester County, Pennsylvania, being 91 Sycamore Lane, Glenmoore, PA 19343-1814

PARCEL No. 31-2-14.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$384,411.69

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **KATHLEEN &**

RANDY LEE JAMESON

SALE ADDRESS: 91 Sycamore Ln,
Glenmoore, PA 19343

PLAINTIFF ATTORNEY:
JONATHAN LOBB, 215-563-7000

SALE NO. 13-10-863**Writ of Execution No. 13-04539****DEBT \$337,891.77****PREMISES A**

ALL THAT CERTAIN message and lot or tract of ground situate in the Township of Pennsbury, County of Chester and State of Pennsylvania, bounded and described according to a Map of Land of James Hubert prepared by T.G. Colesworthy Associates, Consulting Engineers, Situate Planners, West Chester, Pennsylvania, dated February 7, 1968, as follows, to wit:

BEGINNING at a point on the centerline of 30 feet wide right of way which point is measured the two following courses and distances along the 30 feet wide right of way from its point of intersection with the title line in the bed of Parkersville Road; (1) leaving the title line in the bed of Parkersville Road and extending along the centerline of aforesaid 30 feet wide right of way north 14 degrees 25 minutes 30 seconds west 243.85 feet to a point and (2) north 29 degrees 36 minutes west 126.50 feet to the point and place of beginning; thence extending from said beginning point leaving the center line of 30 feet wide right of way and extending along the following two courses and distances to-wit: (1) south 45 degrees west 257.99 feet to a point; and (2) south 89 degrees 36 minutes 40 seconds west 423.56 feet to a point in line of land now or late of Dennis Hotrick; thence extending along said lands north 37 degrees 20 minutes east 482.08 feet to a point on the centerline of the aforesaid 30 feet wide right of way; thence extending along the same four following courses and distances, to-wit: (1) north 62 degrees 16 minutes east 193.46 feet to a point; (2) south 57 degrees 47 minutes east 53.18 feet to a point; (3) south 35 degrees 37 minutes 51 feet to a point; and (4) south 60 degrees 32 minutes east 80.05 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the 30 feet wide right of way aforesaid, extending northwardly from Parkersville Road as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, ten-

ants and occupiers of the other ground bounding thereon and entitled to the use thereof.

PREMISES B

ALL THAT CERTAIN lot or tract of land with buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Pennsbury, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by James Huber et ux made by George E. Regester & Son, Inc.; Registered Engineer Land Surveyors, Kepwitt Square, Pennsylvania, dated June 13, 1974 revised July 17, 1974, as follows, to wit:

BEING an interior point in the center line of a 30 feet wide Right of Way a corner of land now or late of James H. Carter (as shown on said Plan), thence extending from said beginning point along the center line of the 30 feet wide right of way the two following courses and distances: (1) south 29 degrees 36 minutes east crossing a proposed 20 feet wide right of way 126.50 feet to a point; and (2) south 14 degrees 25 minutes 30 seconds east 43.85 feet to a point a corner of lands now or late of Jerome B. Quinn; thence extending along the same south 73 degrees 19 minutes 30 seconds west 525 feet to an iron pin found in line of Parcel B; thence extending along the same north 56 degrees 22 minutes 27 seconds west recrossing said 20 feet wide right of way 212.11 feet to an iron pin found in line of land now or late of Dennis K. Hetrick, a corner of lands now or late of James H. Carter; thence extending along land of Carter the two following courses and distances: (1) north 89 degrees 34 minutes 17 seconds east 423.73 feet to a point; and (2) north 45 degrees east 257.99 feet to the first mentioned point and place of beginning.

BEING Parcel A as shown on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 30 feet wide right of way; (as shown on the above mentioned plan) on and for a Right of Way, Passageway and Watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of other lots of ground bounding thereon and having the use thereof.

SUBJECT, however to the proportionate part of the expense of keeping said Right of Way in good order, condition and repair at all times hereafter forever.

THE above being subject to and together with the use of 20 feet wide right of way the center line of which is described as follows,

BEGINNING at an iron pin set in the center line of a 36 feet wide right of way leading in the southeasterly direction to Savorys Hill Road said iron pin being set south 29 degrees 36 minutes 00 seconds east measured along said center line from a point marking the northeasterly corner of the above described tract: and the northeasterly corner of land of James H. Carter 42.48 feet to said iron pin of beginning; thence leaving said iron pin of beginning leaving said 30 feet wide right of way and by said center line of 20 feet wide right of way the following two courses and distances: (1) south 27 degrees 11 minutes 33 seconds west 153.55 feet to a point; (2) south 73 degrees 15 minutes 50 seconds west 413.97 feet to a point being the point of ending, said point being set north 56 degrees 22 minutes 27 seconds west measured along lands of Parcel B from an old iron pin marking the southwesterly corner of the above described tract and the northwesterly corner of land of Jerome B. Quinn, 19.50 feet to said point of beginning.

ALL THAT CERTAIN lot or tract of land with buildings and improvements

UPI #64-3-15.3

BEING the same premises which Roy Clayton Fontalbert J., and Louise Conley Fontalbert, his wife by Deed dated May 26, 1987 and recorded August 27, 1987 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 882 Page 414, granted and conveyed unto Mohammed E. Amer and Mary Anne Amer, husband and wife, as tenants by the entireties. Mohammed E. Amer departed this life on January 1, 2010.

PLAINTIFF: US Bank NA (Trustee)
DBA Structured Asset Investment Loan Trust
DBA Ocwen Loan Servicing LLC (ATTY in Fact)
VS

DEFENDANT: **MARY ANNE AMER**

SALE ADDRESS: 1373 Parkerville Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **MICHAEL TROY FREEDMAN, 215-886-8790**

SALE NO. 13-10-864
Writ of Execution No. 13-04342
DEBT \$183,487.15

ALL THAT CERTAIN lot or piece of ground situate in West Grove Borough, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Property of

Mark Cole and Charles Cole made by H-2 Engineering Associates Inc. Engineers and Surveyors dated 8/1/79 recorded in Chester Recorder of Deeds Office as Plan 2619, as follows:

BEGINNING at a spike in the bed of Edgehill Avenue, a corner of Tract B on said Plan; thence extending from said beginning point through the bed of Edgehill Avenue south 87 degrees 10 minutes 00 seconds east 75.67 feet to a spike a corner of lands now or late of Michael Sharp; thence leaving the bed of said road and extending along said lands, south 02 degrees 50 minutes 00 seconds west 160 feet to an iron pin in line of lands now or late of Clayton Houck; thence extending along said lands north 87 degrees 10 minutes 00 seconds west 75.67 feet to an iron pin, a corner of aforementioned Tract B; thence along extending along Tract B north 02 degrees 50 minutes 00 seconds east 160 feet to the first mentioned point and place of beginning.

BEING Tract C on said Plan

CONTAINING 12,107 square feet of land, more or less.

UPI #5-4-335

BEING the same premises which Robert F. Weer, Jr, by Deed dated November 23, 2005 and recorded December 6, 2005 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6702 Page 385, granted and conveyed unto Michel M. Sabourin and Misty M. Sabourin, husband & wife, as tenants by the entirety

PLAINTIFF: US Bank National Association (Trustee) DBA Ocwen Loan Servicing LLC (ATTY in Fact)

VS

DEFENDANT: **MICHEL M. & MISTY M. SABOURIN**

SALE ADDRESS: 140 Edgehill Ave, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-563-7000**

SALE NO. 13-10-866
Writ of Execution No. 12-00340
DEBT \$283,969.60

ALL THAT CERTAIN lot or piece of ground situate in West Caln Township, Chester County, Pennsylvania bounded and described according to a subdivision of land "Phillipsville Estates" made by Berger and Hayes, Inc. dated 12-16-87 and last revised 6-3-88 as follows, to wit:

BEGINNING at a point on the northerly right of way line of Debbie Drive (50 feet wide) said point being a mutual corner of Lot 10 and Lot 9 (the herein described lot) thence leaving Debbie Drive and along Lot 10 north 13 degrees 48 minutes 50 seconds west 422.92 feet to a point in line of lands of Fred Grumbine thence along land of Grumbine and along land now or late of Thomas S. Van Kemper south 40 degrees 26 minutes 15 seconds east 473.08 feet to a point in the northerly right of way line of Debbie Drive thence along said right of way south 76 degrees 11 minutes 10 seconds west 212.00 feet to the first mentioned point and place of beginning.

TITLE to said premises vested in Thomas C. Stelzer and Carol L. Stelzer, husband and wife, as tenants by the entireties by Deed from Phillipsville Associates, Inc. dated 10/11/1996 and recorded on 11/6/1996 in the Chester County Recorder of Deeds in Book 4104, Page 0386.

BEING known as 102 Debbie Drive, Coatesville, PA 19320

TAX Parcel Number: 28-8E-23

RESIDENTIAL dwelling

PLAINTIFF: The Bank of New York Mellon (Trustee) FKA The Bank of New York DBA Certificateholders of CWABS, Inc Asset-Backed Cert

VS

DEFENDANT: **THOMAS C. & CAROL L. STELZER**

SALE ADDRESS: 102 Debbie Dr, Coatesville, PA 19320

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

SALE NO. 13-10-867
Writ of Execution No. 10-10890
DEBT \$503,314.54

ALL THAT CERTAIN lot or parcel of land situated in the Township of Upper Uwchlan, County of Chester, and Commonwealth of

Pennsylvania, being known as Lot No. 223 as shown on a Plan entitled, "Carriage Home Village-Parcel One, amended subdivision plan for Ewing Tract", dated May 22, 2006, prepared by Taylor, Wiseman and Taylor, West Chester, Pennsylvania, 19380, and recorded at the Chester County Recorder of Deeds Office on July 17, 2006 as Instrument No. 10668564 in Book No. 17885, Page 1, more particularly described as follows:

BEGINNING at a common corner of Lot No. 223 and Open Space Lot No. 252 on the southeasterly side of Copper Creek Road, a private street (28' wide); thence

1. ALONG the southeasterly side, passing along an arc of a circle curving to the left having a radius of 539.00 feet, an arc distance of 41.24 feet, a chord bearing of north 60 degrees 01 minutes 44 seconds east, a chord distance of 41.24 feet to a corner of Lot No. 222; thence

2. ALONG Lot No. 222 and passing through a common party wall, south 36 degrees 05 minutes 53 seconds east, a distance of 141.15 feet to a corner on line of Open Space Lot No. 252; thence

3. ALONG said Open Space, south 53 degrees 54 minutes 07 seconds west, a distance of 41.00 feet to a corner; thence

4. CONTINUING along Open Space Lot No. 252, north 36 degrees 05 minutes 53 seconds west, a distance of 145.55 feet to the first mentioned point and place of beginning.

CONTAINING 5,866 square feet of land.

SUBJECT to a 10' wide utility and access easement as shown on said referenced amended subdivision plan.

BEING known as: 2426 Copper Creek Road, Chester Springs, PA 19425

PROPERTY ID No.: 32-4-920

TITLE to said premises is vested in Varun R. Anugu by Deed from Toll PA II, L.P. dated 09/05/2007 recorded 09/10/2007 in Deed Book 7260 Page 1170.

PLAINTIFF: Bank of America NA
 VS

DEFENDANT: **VARUN R. ANUGU**
 SALE ADDRESS: 2426 Copper Creek Road, Chester Springs, PA 19425

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

SALE NO. 13-10-868
Writ of Execution No. 12-07265
DEBT \$240,733.98

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

BEING known as 1458 Harvey Lane, (East Coventry Township), Pottstown, PA 19465

PARCEL Number: 18-3-4.8

IMPROVEMENTS thereon: residential dwelling

BE ADVISED this property is being sold subject to a Mortgage.

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **STEVE & DONNA M. MARINELLO**

SALE ADDRESS: 1458 Harvey Lane, Pottstown, PA 19465

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

SALE NO. 13-10-869
Writ of Execution No. 11-12493
DEBT \$266,733.22

ALL THAT CERTAIN lot, piece or parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester, and Commonwealth of Pennsylvania, which is part of the planned community known as Southview, a Planned Community, bounded and described according to the Plan of Land Development for Southview, dated October 22, 2004, last revised May 12, 2007 and recorded October 26, 2007 in Plan File No. 18291 and by an As-Built Plan for Southview, dated September 23, 2008, both made by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, Exton, PA, being Unit No. 146.

UNDER AND SUBJECT to a Declaration of Southview, a Planned Community, pursuant to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S.A. 5101 et seq., as amended, dated February 26, 2008 and recorded March 5, 2008 in Record Book 7378, Page 1061, as amended by the First Amendment to the Declaration of Southview, a Planned Community, recorded April 25, 2008, in Record Book 7419, Page 470, as amended by the Second

Amendment to the Declaration of Southview, a Planned Community, recorded July 24, 2008, in Record Book 7484, Page 2108, as amended by the Third Amendment to the Declaration of Southview, a Planned Community, recorded October 2, 2008, in Record Book 7524, Page 511 and which Unit is more specifically described in the As-Built Plan for Southview attached as Exhibit "A" thereto, and as described below.

BEGINNING at an interior point said point being the corner of Unit 145 as set forth on said Plan; thence extending from said point of beginning south 27 degrees 22 minutes 22 seconds west 56.00 feet to a point; thence extending north 62 degrees 37 minutes 38 seconds west 20.00 feet to a point; thence extending north 27 degrees 22 minutes 22 seconds east 56.00 feet to a point; thence south 62 degrees 37 minutes 38 seconds east 20.00 feet to the first mentioned interior point and place of beginning.

BLR No.: 9-3-113

BEING known as: 85 Lukens Mill Drive, Coatesville, PA 19320.

BEING the same premises which Southview Place, L.P., a Pennsylvania Limited Partnership, by Deed dated November 14, 2008 and recorded November 20, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7549, Page 2006, Instrument #10886982, granted and conveyed unto Nicole C. Bugey and Brian A. Bugey.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BRIAN A. & NICOLE C. BUGEY**

SALE ADDRESS: 85 Lukens Mill Dr, Coatesville, PA 19320

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

SALE NO. 13-10-870
Writ of Execution No. 12-04926
DEBT \$228,024.68

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of East Nottingham, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan for "Blackburn Knoll", made by Hillcrest Associates, Inc., Hockessen, DE, dated 6/11/2002, last revised 1/3/2003 and recorded 6/27/2003 as Plan #16663, as follows:

BEGINNING at a point of curve on the northwesterly side of Blackburn Drive (50 feet wide), said point being a corner of Lot #1 (as shown on said Plan): thence from said point or beginning extending along said drive the 9 following courses and distances: 1) on a line curving to the left having a radius of 225.00 feet an arc distance of 53.16 feet to a point, thence 2) south 36 degrees 10 minutes 54 seconds west 43.72 feet to a point of curve, thence 3) on a line curving to the right having a radius of 175.00 feet an arc distance of 55.54 feet to a point, thence 4) south 54 degrees 21 minutes 59 seconds west 110.06 feet to a point of curve, thence 5) on a line curving to the right having a radius of 25.00 feet an arc distance of 39.27 feet to a point on the northeasterly side of Blackburn Drive, thence 6) north 35 degrees 38 minutes 01 seconds west 30.33 feet to a point of curve, thence 7) on a line curving to the left having a radius of 230.00 feet an arc distance of 51.16 feet to a point, thence 8) north 48 degrees 22 minutes 37 seconds west 19.08 feet to a point of curve, thence 9) on a line curving to the right having a radius of 25.00 feet an arc distance of 38.39 feet to a point on the southeasterly side of Union Square Road (T-310); thence extending along said road north 39 degrees 36 minutes 38 seconds east 229.34 feet to a point, being a corner of Lot #1; thence leaving said road extending along Lot #1 south 52 degrees 07 minutes 58 seconds east 187.61 feet to the first mentioned point and place of beginning.

BEING Lot #30 on the above mentioned Plan.

CONTAINING 1.068 acres of land, be the same more or less.

BLR No.: 69-5-37.29

BEING known as: 180 Blackburn Drive, Nottingham, PA 19362-9632.

BEING the same premises which Wilkinson Nottingham, L.L.C., a Pennsylvania Limited Liability Company, by Deed dated December 17, 2004 and recorded December 22, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6368, Page 2145, granted and conveyed unto Denise M. Petrillo.,

PLAINTIFF: US Bank National Association

VS

DEFENDANT: DENISE M.

PETRILLO

SALE ADDRESS: 180 Blackburn Dr, Nottingham, PA 19362

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

SALE NO. 13-10-871
Writ of Execution No. 13-00283
DEBT \$150,202.05

ALL THAT CERTAIN message and lot of land situate in London Grove Township, Chester County, Pennsylvania more particularly bounded and described according to a survey of Van Denmark and Lynch, Inc., Registered Engineers and Surveyors dated 6/1/1961 as follows to wit:

BEGINNING at a railroad side in the center line of the public road leading from Avondale to New London and known as the Avondale-New London Road, a corner of land now or late of Roy F. Eller; thence from said point of beginning and along the said center line of the Avondale-New London Road, south 27 degrees, 11 minutes west, 160.09 feet to a spike a corner of land now or late of Earl Pierce; thence by land of the same, south 83 degrees, 16 minutes 25 seconds east, 253.4 feet to a pipe in a line of land now or late of James L. Adams; thence by land of the same, north 7 degrees, 42 minutes east, 150 feet to a pipe in a line of land of Roy F. Eller; thence by land of the same, north 83 degrees, 18 minutes west, 200 feet to the place of beginning.

CONTAINING 0.7805 acres of land, be the same more or less.

TITLE to said premises is vested in Luis Mondragon by Deed from Jeffrey R. Pyle and Terry P. Pyle, dated October 8, 2004 and recorded October 15, 2004 in Deed Book 6308, Page 2196.

PREMISES being known as: 530 East Avondale Road, West Grove, Pennsylvania 19390.

TAX I.D. #: 59-11-12.4

SUBJECT TO MORTGAGE: Yes

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

VS

DEFENDANT: LUIS MONDRAGON

SALE ADDRESS: 530 E Avondale Road, West Grove, PA 19390

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

SALE NO. 13-10-872
Writ of Execution No. 13-02311
DEBT \$13,178.23

ALL THAT CERTAIN single family residence situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, being dwelling Unit T 150, Building T 6 as shown on Record Plan of Westridge as prepared by Robert F. Harsch and Associates, Inc. and recorded as Exhibit 'B' of Declaration of Covenants and Easements, restrictions and conditions as hereinafter set forth said unit being designated as a Upper Townhouse Unit which over all that certain lot or piece of ground, more fully bounded and described as follows, to wit;

BEGINNING at a point said point being the northwestern corner of said lot, said point being the eleven following courses and distances from the intersection of the centerline of Westridge Drive with the intersection of Westridge Place north both as shown on said Plan (1) south 43 degrees 33 minutes 00 seconds east, 86.24 feet to a point; (2) by the arc of a curve curving to the left having a radius of 188.00 feet and an arc distance of 82.05 feet to a point of tangent; (3) south 68 degrees 33 minutes 17 seconds east 53.33 feet to a point; (4) south 17 degrees 27 minutes 11 seconds west 76.75 feet to a point; (5) north 72 degrees 32 minutes 49 seconds west 39.84 feet to a point (6) north 71 degrees 38 minutes 55 seconds west 9.62 feet to a point; (7) north 18 degrees 21 minutes 05 seconds east, 3.83 feet to a point; (8) north 71 degrees 38 minutes 55 seconds west 22.75 feet to a point; (9) south 18 degrees 21 minutes 05 seconds west 3.83 feet to a point; (10) north 71 degrees 38 minutes 55 seconds west 19.62 feet to a point; (11) south 18 degrees 21 minutes 05 seconds west 52.34 feet to the place of beginning also being in line of Unit T 152 as shown on said Plan; thence along the same south 71 degrees 38 minutes 55 seconds east, 64.67 feet to a point, a corner of lands designated as 'Common Area' thence along the same the four following courses and distances (1) south 18 degrees 21 minutes 05 seconds west 3.83 feet to a point; (2) north 71 degrees 38 minutes 55 seconds west 14.21 feet to a point; (3) south 18 degrees 21 minutes 05 seconds west, 10.83 feet to a point; (4) south 71 degrees 38 minutes 55 seconds east, 1.54 feet to a point along lands designated as 'Common Area' aforesaid; thence along the same and along Unit T 148 as shown on said Plan, south 18

degrees 21 minutes 05 seconds west, 12.67 feet to a point along unit T-147 aforesaid; thence along the same the two following courses and distances; (1) north 71 degrees 38 minutes 55 seconds west, 46.00 feet to a point; (2) south 18 degrees 21 minutes 05 seconds west, 0.33 feet to a point a corner of lands designated as 'Common Area' aforesaid, thence along the same the two following courses and distances (1) north 71 degrees 35 minutes 55 seconds west, 6.00 feet to a point; (2) north 18 degrees 21 minutes 05 seconds east 27.67 feet to the point and place of beginning.

THE within described single family residence being a dwelling unit as defined by and being in accordance with Declaration of Covenants and Easements, Restrictions and Conditions, recorded in Record Book 1383 Page 146 and By Laws recorded in Record Book 1383 Page 156.

COUNTY Parcel Number

BEING the same premises which Westridge Associates, by Deed dated 12/20/1989 and recorded at Chester County in Record Book 1826 Page 508, granted and conveyed unto Gordon Hoerchler, in fee.

PLAINTIFF: Westridge Estate Homeowners Association

VS

DEFENDANT: **ELIZABETH NOR-SWORTHY**

SALE ADDRESS: 311 Westridge Circle Unit T 150, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ROBERT JOSEPH HOFFMAN, 610-565-4660**

SALE NO. 13-10-873
Writ of Execution No. 12-03911
DEBT \$8,227.20

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester, and State of Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, by Recording in the Office for the Recording of Deeds, in and for the County of Chester of the Declaration dated 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 Page 352 and a First Amendment thereto recorded in Misc. Deed Book 669 Page 29, and a Declaration Plan dated 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 Page 352 being and designated on such

Declaration Plan as Unit N. 2607 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended together with an initial proportionate and divided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

BEING known as 2607 Eagle Road
BEING Parcel/Lot 53-06-0641.00.

BEING the same premises which Joan R. Garbers, by Deed dated the 28th day of December, 1993 and recorded on January 5, 1994 in the Office for the Recording of Deeds of Chester County, PA, in Book 3690 Page 6976 granted and conveyed unto Marlon P. Didavide, in fee.

BEING known as 2607 Eagle Road Drive as shown on said Plan.

UPI #53-6-0641
TAX ID No. 53-06-0641

PLAINTIFF: Goshen Valley III Condominium Association
VS

DEFENDANT: **MARLON DIDAVIDE**

SALE ADDRESS: 2607 Eagle Rd, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GLENN MICHAEL ROSS, 215-643-7200**

SALE NO. 13-10-874
Writ of Execution No. 10-01207
DEBT \$524,504.65

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

BEING known as 16 Reservoir Road, West Chester, PA 19380

PARCEL Number: 53-06-0079
IMPROVEMENTS thereon: residential

dwelling

PLAINTIFF: US Bank NA
VS

DEFENDANT: **RICHARD M. MILLER**

SALE ADDRESS: 16 Reservoir Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ALAN M. MINATO, 856-482-6900**

SALE NO. 13-10-875
Writ of Execution No. 12-10031
DEBT \$163,715.33

BY virtue of a Writ of Execution No. 12-10031

OWNER(S) of property situate in West Pikeland Township, Chester County, Pennsylvania, being 1424 Hark A Way Road, Chester Springs, PA 19425-2300

PARCEL No. 34-4P-48
IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$163,715.33

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **DOUGLAS B. WALKER**

SALE ADDRESS: 1424 Hark A Way Road, Chester Springs, PA 19425

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

SALE NO. 13-10-876
Writ of Execution No. 13-05152
DEBT \$4,081.46

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Marlborough, County of Chester and Commonwealth of Pennsylvania described according to an As-Built Plan of Units 1 to 5 for Schoolhouse Realty Associates, LP made by Edward B. Walsh & Associates, Inc., dated 10-23-2003, bounded and described as follows, to wit:

BEGINNING at an interior point, being a corner of this and Lot #4 as shown on said Plan, thence extending the following (12) courses and distances: (1) south 1 degree 56 minutes, 09 seconds east 48.6 feet to a point, (2) south 88 degrees 03 minutes, 51 seconds west 14.3 feet to a point, (3) north 1 degree 56 minutes, 09 seconds west 1.5 feet to a point, (4) south 88 degrees 03 minutes, 51 seconds west 12.0 feet to a point, (5) north 1 degree 56 minutes, 09 seconds west 16.9 feet to a point, (6) south 88 degrees 03 minutes, 51 seconds west 5.0 feet to a point, (7) north 1 degree 56 minutes 09 seconds west 7.3 feet to a point (8) north 88 degrees 03 minutes 51 seconds east 5.0 feet to a point (9) north 1 degree 56 minutes 09 seconds west 11.4 feet to a point (10) north 88 degrees 03 minutes 51 seconds east 10.5 feet to a point, (11) north 1 degree 56 minutes 09 seconds west 8.5 feet

to a point, (12) north 88 degrees 03 minutes 51 seconds east 15.8 feet to the first mentioned point and place of beginning.

BEING Building 1 Lot #5 as shown on said Plan.

BEING UPI #61-6-361

BEING the same premises which Bentley @ Schoolhouse Associates, LP by Deed dated November 13, 2003 and recorded November 18, 2003 in Chester County in Record Book 5982 on Page 1661, granted and conveyed unto Jay Zimmerman, in fee. And Jay Zimmerman then conveyed the said premises to Jay Zimmerman and Lisa Hoyle, h/w by Deed dated August 26, 2009, and recorded August 26, 2009 in Chester County in Record Book 7759, Page 1003; and said Jay Zimmerman died on March 10, 2010, leaving the said Lisa Hoyle as sole surviving owner of the premises.

PLAINTIFF: Schoolhouse Lane Community Association

VS

DEFENDANT: **LISA HOYLE**

SALE ADDRESS: 208 Cherry Lane, Kennett Square, PA 19348

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

SALE NO. 13-10-877

Writ of Execution No. 13-03332

DEBT \$82,024.48

ALL THAT CERTAIN lot or piece of ground situate in Coatesville, City, County of Chester, Commonwealth of Pennsylvania bounded and described according to a new survey made by D.H. Rogers, Registered Surveyor dated 11/25/64, as follows, to wit:

BEGINNING at a point on the northerly curb line of Oak Street, said point being 208 feet east from the east curb line of South 12th Avenue; thence leaving the northly curb line of Oak Street and along the easterly property line of Gordon R. Doutrich and Ruth D. Doutrich north 04 degrees 57 minutes west for a distance of 168 feet to a railroad spike in the south line of Sansom Street; thence along Sansom Street north 85 degrees 03 minutes east for a distance of 80 feet to an iron pipe; thence leaving Sansom Street and along the west property line of land of Benjamin Krasnick and Anna Krasnick, south 04 degrees 57 minutes east for a distance of 168 feet to a point on the northerly curb line of Oak Street; thence along the

said curb line of Oak Street south 85 degrees 03 minutes west for a distance of 80 feet to the place of beginning.

BEING UPI #16-7-277.1

BEING the same premises which Helen Fregede by Deed dated 2/3/00 record 2/22/00 in Record Book 4715 Page 546 granted and conveyed unto Nilda R. Roman & Elizabeth H. Rosales, in fee.

BEING the same premises which the Sheriff of Chester County by Deed dated 2/21/03 in Record Book 5761 Page 415 granted and conveyed unto Nations Credit Financial Service Corporation, in fee.

BEING the same premises which Nations Credit Financial Services Corporation, by Deed dated June 27, 2003, and record September 9, 2003, in Book 5879, Page 2324, granted and conveyed unto Teresa Y. Lee, in fee.

TO be sold as the premises of Theresa Y. Lee a/k/a Teresa Y. Powell.

PLAINTIFF: Susquehanna Bank (Successor) DBA Graystone Bank (S/B/M) DBA First National Bank of Chester County

VS

DEFENDANT: **THERESA Y. LEE aka TERESA Y. POWELL**

SALE ADDRESS: 1219 Oak Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **WILLIAM FRANCIS COLBY, 610-376-6651**

SALE NO. 13-10-878

Writ of Execution No. 10-03419

DEBT \$630,373.76

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

BEGINNING at a point on the northeasterly side of Green Valley Road, a corner of Lot No. 7 on said Plan; thence from said beginning point and along Green Valley Road on the arc of a circle curving to the left having a radius of 177.00 feet, the arc distance of 81.70 feet to a point, a corner of Lot No. 4 on said Plan; thence leaving Green Valley Road and extending along Lot 4, north 06 degrees 32 minutes 48 seconds west 234.27 feet to

a point in line of lands now or late of Church Farm School; thence extending along same, north 68 degrees 32 minutes 39 seconds east 53.11 feet to a point, a corner of Lot No. 6 on said Plan; thence extending along Lot 6, south 25 degrees 01 minutes 29 seconds east 153.40 feet to a point and north 65 degrees 08 minutes 21 seconds east 50.00 feet to a point, a corner of Lot No. 7 aforesaid; thence extending along Lot 7 and through the bed of a sanitary sewer easement, south 20 degrees 08 minutes 02 seconds west 152.53 feet to a point on the northeasterly side of Green Valley Road, the first mentioned point and place of beginning.

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

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

UPI# 41-5-70.4

PLAINTIFF: Household Realty Corporation
VS

DEFENDANT: **LOUIS PISANO**

SALE ADDRESS: 209 Green Valley Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **CHRISTINA C. VIOLA, 215-572-8111**

SALE NO. 13-10-879

Writ of Execution No. 12-06467

DEBT \$354,951.54

ALL THAT CERTAIN lot or piece of ground with such buildings and improvements as thereon may be erected situate in the Township of Londonderry, County of Chester in the Commonwealth of Pennsylvania and described as tract 1-D according to a survey and plan or property of E. Booth Yarnall made by George E. Regester, Jr., and Sons, Inc., dated 2/7/1977 and last revised 2/17/1977, as follows, to wit:

BEGINNING at a spike in the title line of public road Pennsylvania Route #796 known as "Daleville-Jennersville Road" leading in the northerly direction to Daleville and in the southerly direction to Jennersville, a corner of the within premises and the lands of B. Frank Colten and by the lands of said B. Frank Colten the following two (2) courses and distances, (1) south 80 degrees 00

minutes 00 seconds east 940.50 feet and (2) north 20 degrees 45 minutes 00 seconds east 1083.30 feet to a stone, a corner of lands of B. Frank Colten and C. Leland Maule and thence by the lands of C. Leland Maule, north 88 degrees 45 minutes 00 seconds east 742.11 feet to an iron pin in the title line of this parcel and the lands of Clair K. Cohen; thence by the lands of said Clair K. Cohen, south 03 degrees 36 minutes 20 seconds east 1096.73 feet to a point a corner of tract 1-B on the aforesaid plan and thence along the northerly boundaries of tract 1-B and 1-C on said plan south 86 degrees 23 minutes 40 seconds west 1125.57 feet to an iron pin; thence north 67 degrees 40 minutes 59 seconds west 115.00 feet to an iron pin; thence north 20 degrees 45 minutes east 47.98 feet to an iron pin; thence along the northerly boundary of the "House Tract" shown on said plan north 80 degrees 00 minutes 00 seconds west 887.15 feet to a spike in the bed of the aforesaid "Daleville-Jennersville Road"; thence in the bed of said road north 31 degrees 15 minutes 14 seconds west 66.51 feet to the spike that is the first mentioned point and place of beginning.

CONTAINING 26.507 acres of land be the same more or less.

IMPROVEMENTS: Farm

TAX Parcel: 46-5-6

PROPERTY assessed as: 600 Jennersville Road, Cochranville, Pennsylvania 19330

TO be sold as the property of Gail E. Ferver

PLAINTIFF: Manufacturers and Traders Trust Company

VS

DEFENDANT: **GAIL E. FERVER**

SALE ADDRESS: 600 Jennersville Rd, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, 610-779-0772**

SALE NO. 13-10-880

Writ of Execution No. 13-02906

DEBT \$421,893.95

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Goshen, Chester County, Pennsylvania, bounded and described according to a Plan of Bradley L. Bernosky made by D.L. Howell & Associates, Inc. dated 2/12/2002 revised 4/9/2002, recorded in Chester County as Plan No. 16208, as follows, to

wit:

BEGINNING at a point on the east side of PA Route 100 a corner of Lot 2 as shown on said Plan, thence from said point of beginning along PA Route 100 the three following courses and distances 1) on the arc of a circle curving to the right a radius of 905.37 feet the arc distance of 93.42 feet to a point of tangent 2) north 78 degrees 32 minutes 44 seconds west, 15.00 feet to a point 3) north 2 degrees 55 minutes 21 seconds east 101.43 feet to a point a corner of lands now or late of Elizabeth J. Carrol and Kathleen A. Farrell, thence along the same the two following courses and distances 1) south 88 degrees 30 minutes 00 seconds east, 64.94 feet to a point 2) north 63 degrees 45 minutes 20 seconds east, 167.00 feet to a point a corner of lands now or late of David S. & Paula V. Brown, thence along the same south 26 degrees 15 minutes 00 seconds east, 168.58 feet to a point a corner of lands now or late of Richard Barbato, thence along the same south 63 degrees 45 minutes 00 seconds west, 209.97 feet to a point a corner of Lot 2, thence along Lot 2 south 70 degrees 27 minutes 30 seconds west, crossing a driveway easement, 135.51 feet to the first, mentioned point and place of beginning

BEING Lot 1 on said Plan.

BEING the same premises which Bradley L. Bernosky, by Deed dated May 30, 2002 and recorded in the Chester County Recorder of Deeds Office on June 13, 2002 in Deed Book 5304, Page 2154, granted and conveyed unto Colleen M. Kryka.

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: COLLEEN M.

KRYKA

SALE ADDRESS: 1 Primrose Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY:

CHRISTOPHER ARTHUR DeNARDO, 610-278-6800

SALE NO. 13-10-881

Writ of Execution No. 10-14635

DEBT \$249,111.39

PREMISES "A"

ALL THOSE TWO CERTAIN adjoining frame dwelling houses and lots or pieces of ground, situate on the northerly side of High Street, in the Borough of Phoenixville, County of

Chester and Commonwealth of Pennsylvania, bounded and described together according to a survey by William J. Magarity on November 5, 1931, as follows, to wit:—

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

BEING known as 213 and 215 High Street

PREMISES "B"

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

BEGINNING at a point on the northerly side of High Street (53.00 feet wide), opposite the extended division line between House Numbers 215 and 217 High Street; thence extending along the northerly side of High Street south 64 degrees 30 minutes west 15.48 feet to a point opposite the center line of House Numbers 217 and 219 High Street; thence through the division wall north 25 degrees 17 minutes west 40.62 feet to a point in the rear wall; thence on a line cutting through the center line of a twin outhouse, north 20 degrees 58 minutes west 77.65 feet to an iron pipe; thence along other lands of previous grantors, north 64 degrees 16 minutes east 9.64 feet to an iron pipe; thence along lands of House Number 215 High Street, running through the division wall between House Numbers 215 and 217 High Street, south 25 degrees 17 minutes east 118.05 feet to the first mentioned point and place of beginning.

BEING known as 217 High Street

PREMISES "C"

ALL THAT CERTAIN stone dwelling house and lot or piece of ground, situate on the northerly side of High Street, in the Borough of

Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Earl R. Ewing, registered Surveyor, No. 6015, under date of May 22, 1946, as follows, to wit:—

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

BEING known as 219 High Street
BEING as to Premises "A" UPI #15-5-512

BEING as to Premises "B" UPI #15-5-511

BEING as to Premises "C" UPI #15-5-510

BEING as to premises "A" "B" and "C", Lee F. Erb by Deed dated May 7, 2004, recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania in Record Book 6161 Page 2102, granted and conveyed unto Andrew Duren Jr., and Craig Atkins, their heirs and assigns as tenants in common

PLAINTIFF: TD Bank NA
VS
DEFENDANT: **ANDREW DUREN, JR. and CRAIG ATKINS**

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

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

SALE NO. 13-10-883
Writ of Execution No. 13-03800
DEBT \$3,649,417.60

PREMISES A

ALL THAT CERTAIN tract of land with a clubhouse and restaurant, a 1-story building and a barn erected thereon, situated south of Reservoir Road (T-455), west and north of Hilltop Road (T-463) and west of Country Club Road (T-370) in West Caln and Valley Townships, County of Chester and Commonwealth of Pennsylvania as the same appears on a Plan Numbered 8950 dated September 6, 1989, according to a Survey by N.M. Lake & Associates, Inc., Civil Engineers & Land Surveyors, Oxford, PA and bounded and described as follows:

BEGINNING at a point in line of land of Coatesville Country Club, said point being south 14 degrees 15 minutes 30 seconds east 214.30 feet from a point in the centerline of West Bonsall Road (T-409); thence along land of City of Coatesville Authority the following 2 courses: (1) south 84 degrees 20 minutes 30 seconds east 658.50 feet to a point; and (2) north 81 degrees 01 minute 31 seconds east 237.93 feet to a point in the centerline of Reservoir Road (T-455); thence along the centerline of Reservoir Road (T-455) the following 15 courses and distances; (3) along a curve to the right said curve having a radius of 1500.00 and an arc of 267.90 feet, south 79 degrees 34 minutes 59 seconds east 267.54 feet to a point of compound curvature; thence (4) along a curve to the right, said curve having a radius of 300.00 feet, an arc of 173.00 feet and a chord of south 57 degrees 56 minutes 52 seconds east 170.61 feet to a point of tangency; thence (5) south 41 degree 25 minutes 41 seconds east 149.07 feet to a point of curvature; thence (6) along a curve to the left said curve having a radius of 155.00 feet, an arc of 148.21 feet and a chord of south 68 degrees 49 minutes 18 seconds east 142.63 feet to a point of reverse curvature; thence (7) along a curve to the right, said curve having a radius of 1450.00 feet an arc of 183.21 feet and a chord of north 87 degrees 24 minutes 20 seconds east 183.09 feet to a point of tangency; thence (8) south 88 degrees 58 minutes 31 seconds east 365.40 feet to a point; thence (9) south 89 degrees 41 minutes 55 seconds east 128.49 feet to a point of curvature; thence (10) along a curve to the right, said curve having a radius of 700.00 feet and an arc length of 126.53 feet, south 84 degrees 31 minutes 14 seconds east

126.36 feet to a point of tangency; thence (11) south 79 degrees 20 minutes 32 seconds east 344.59 feet to a point of curvature; thence (12) along a curve to the left, said curve having a radius of 900.00 feet, an arc of 174.49 feet and a chord of south 84 degrees 53 minutes 48 seconds east 174.22 feet to a point of tangency; thence (13) north 89 degrees 32 minutes 57 seconds east 177.57 feet to a point of curvature; thence (14) along a curve to the left, said curve having a radius of 700.00 feet an arc of 273.72 feet and a chord of north 78 degrees 20 minutes 51 seconds east 271.98 feet to a point of compound curvature; thence (15) along a curve to the left, said curve having a radius of 1350.00 feet, an arc of 361.80 feet and a chord of north 59 degrees 26 minutes 39 seconds east 361.78 feet to a point of tangency; thence (16) north 51 degrees 44 minutes 37 seconds east 137.59 feet to a point; thence (17) along a curve to the left, said curve having a radius of 195.00 feet, an arc of 244.02 feet and a chord of north 15 degrees 53 minutes 40 seconds east, 228.41 feet to a point; thence leaving said road and by the southerly line of land of George H. & Barbara H. Francis the following 2 courses; (18) north 79 degrees 39 minutes 54 seconds east 260.57 feet to a point; thence (19) north 63 degrees 51 minutes 65 seconds east 46.50 feet to a point; thence along the westerly line of George H. & Barbara H. Francis and Ann Marie Francis et al; (2) south 08 degrees 16 minutes 54 seconds west 584.81 feet to a point in the center line of Hilltop Road (T-463); thence (21) along the centerline of Hilltop Road (T-463) south 07 degrees 42 minutes 23 seconds west 387.36 feet to a point southeast of the centerline of Hilltop Road; thence along the center line of Hilltop Road the following four courses; (22) south 78 degrees 37 minutes 21 seconds west 493.93 feet to a point; thence (23) south 77 degrees 42 minutes 54 seconds west 356.28 feet to a point; thence (24) south 84 degrees 29 minutes 00 seconds west 372.10 feet to a point; thence (25) south 84 degrees 10 minutes 48 seconds west 461.12 feet to a point northwest of the centerline of Hilltop Road; thence (26) south 03 degrees 02 minutes 16 seconds west 316.06 feet to a railroad spike found at the intersection of Hilltop Road and Mineral Springs Road (T-411); thence (27) along Country Club Road (T-370) crossing the municipal boundary line into Valley Township south 03 degrees 02 minutes 16 seconds west 588.90 feet to a 1/2" rebar found buried in the centerline of Country Club Road (T-370); thence leaving said

road and along the northerly line of land of Karl F. & Louise D. Zipae, Karen E. Roper and Constance A. Rode, John A. Mann & Marlene B. Jones, Edmund E. & Frances . Kowaleski, Douglas N. & Eleanor V. Holebrook, Fred J. Jr. & Amy K. Greenfield, Wayne O. & Marian E. Mowery, James M. & Julie A. Breuninger and Paul & Patricia E. Jacobs respectively; (28) south 81 degrees 45 minutes 30 seconds west 2029.36 feet to a concrete monument found at the northwest corner of Jacobs and in line of Paul M. & Helen Sands; thence (29) recrossing the municipal boundary and by line of land of Sands north 04 degrees 42 minutes 13 seconds east 1045.49 feet to a 5/8" rebar found; thence (30) by line of Coatesville Country Club north 14 degrees 15 minutes 30 seconds west 1215.39 feet to a point, the point of beginning.

EXCEPTING therefrom and thereout all that certain lot or piece of ground which Coatesville Country Club by Deed dated 2/27/2002 recorded in Record Book 5218 Page 803 conveyed unto Glenn E. Moyer and Nancy D. Greene, as follows to wit:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Plan of Survey for Coatesville Country Club, made by Beldeman Associates, Inc., Civil Engineers and Surveyors, Uwchlan, PA, dated 12/13/2001, as follows, to wit:

BEGINNING at the point of intersection of the title line in Zaleski Road (T-407) and the title line in Reservoir Road (T-376, at a corner of land now or late of Pennsylvania-American Water Company; thence from the point of beginning along the title line in Reservoir Road, along land now or late of Pennsylvania-American Water Company, the 2 following courses and distances: (1) north 05 degrees 27 minutes 00 seconds east, 80.90 feet to a point and (2) north 15 degrees 06 minutes 00 seconds west, 18.83 feet to a mag nail set at a corner of land of Glenn E. Moyer and Nancy E. Green; thence leaving Reservoir Road along the south line of land of Moyer and Greene, crossing a #4 rebar found at a distance of 12.73 feet, north 83 degrees 24 minutes 00 seconds east, 244.77 feet to a concrete monument found; thence continuing along said land of Moyer and Greene, north 67 degrees 36 minutes 00 seconds east, 46.48 feet to a pinched pipe found at the northwest corner of land now or late of Tagart Homes, Inc.; thence along the west line of same,

crossing a #4 rebar found near the north side of the cartway of Zaleski Road at a distance of 148.73 feet, south 12 degrees 02 minutes 05 seconds west, a total distance of 167.51 feet to a mag nail set at a corner of said lands now or late of Taggart Homes, Inc. on the title line in Zaleski Road; thence along Zaleski Road crossing through the Intersection with Country Club Road and continuing along Zaleski Road, being along remaining land of the Coatesville Country Club of which this is a part, north 85 degrees 39 minutes 43 seconds west, 254.75 feet to the point of beginning.

PREMISES B

ALL THAT CERTAIN tract or piece of ground, situate in the Township of West Caln, County of Chester, State of Pennsylvania and described according to a survey of a tract of land to be conveyed to Coatesville Country Club, said survey made by DeArmit & Hayes, Consulting Engineers and Surveyors, dated April 20, 1967, as follows to wit:

BEGINNING at a point on the center line of public road T-407, a corner of land belonging to the City of Coatesville leased to Coatesville Country Club; thence along the land belonging to the City of Coatesville leased to Coatesville Country Club the following four courses and distances: (1) south 34 degrees 09 minutes 50 seconds east crossing the southeasterly side of public road T-407, 87.18 feet to a point; (2) south 70 degrees 32 minutes 50 seconds east crossing a stream 76.80 feet to a point; (3) south 80 degrees 56 minutes 50 seconds east 68.60 feet to a point; (4) south 10 degrees 50 minutes 50 seconds east 1207.20 feet to a post a corner of land belonging to Marion Petuski; thence along the land belonging to Mario Petuski south 89 degrees 15 minutes west 15.06.24 feet to a post, a corner of land remaining of the Grantor herein; thence along the land remaining of the Grantor herein the following four courses and distances; (1) north 00 degrees 55 minutes 35 seconds west recrossing the stream aforesaid and crossing a fence line 316.75 feet to a concrete monument; thence (2) north 73 degrees 47 minutes 25 seconds east recrossing the fence line 694.83 feet to a concrete monument; thence (3) north 26 degrees 06 minutes 35 seconds east 687.95 feet to a concrete monument; thence (4) north 29 degrees 28 minutes west 100.00 feet to a point on the aforesaid center line of public road T-407; thence along the said center line of public road T-407 north 60 degrees 32 minutes east 200.00 feet to the first mentioned point and place of beginning.

BEING No. 143 Reservoir Road
TAX ID/Parcel No. 28-9-95, 28-9-96,
28-9-94.1, 38-2-50.

PREMISES A, being part of the same premises which City of Coatesville by Deed dated 1-16-1990 and recorded 1-22-1990 in Chester County in Record Book 1858 Page 223 conveyed unto Coatesville Country Club, in fee.

PREMISES B, being the same premises which Lloyd W. Neal and Eva J. Neal by Deed dated 5-26-1967 and recorded 11-26-1967 in Chester County in Deed Book 0-37 Page 420 conveyed unto Coatesville Country Club, in fee.

PLAINTIFF: Southern Financial Group LLC

VS

DEFENDANT: **COATESVILLE COUNTRY CLUB**

SALE ADDRESS: 143 Reservoir Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY:
MATTHEW L. ERLANGER, 215-661-0400

SALE NO. 13-10-885

Writ of Execution No. 13-04232

DEBT \$181,803.27

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

BEING known as 104 Beidiman Drive, Coatesville, PA 19320

PARCEL Number: 28-2-84.10F

IMPROVEMENTS: residential property

PLAINTIFF: Wilmington Trust Company (Successor Trustee) DBA Bank of America National Association (S/B/M) DBA LaSalle Bank National Association (Trustee) DBA LXS 2007-3 Trust Fund

VS

DEFENDANT: **ROBERT HOFFMAN**

SALE ADDRESS: 104 Beidiman Dr, Coatesville, PA 19320

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

SALE NO. 13-10-886
Writ of Execution No. 13-03835
DEBT \$281,781.42

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

BEING known as 100 Corbit Way, Coatesville, PA 19320

PARCEL Number: 47-4-446

IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **RUSSELL & VONDA WASHINGTON**

SALE ADDRESS: 100 Corbit Way, Coatesville, PA 19320

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

SALE NO. 13-10-887
Writ of Execution No. 13-04511
DEBT \$242,994.80

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

BEING known as 11 Nolan Drive, Malvern, PA 19355

PARCEL Number: 2-6-59.3

IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA NA

VS

DEFENDANT: **MARYANNE T. McGRATH**

SALE ADDRESS: 11 Nolan Drive, Malvern, PA 19355

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

SALE NO. 13-10-888
Writ of Execution No. 12-05194
DEBT \$252,587.67

ALL THAT CERTAIN lot, piece or parcel of land situate in New Garden Township, Chester County, and State of Pennsylvania, and known as Lot No. 3 of the plot of land of William R. McClellan and being situate between Line Road and the new Route No. 1025, erroneously

described in deed between the same parties in deed dated April 8, 1968, and entered thereafter of record in Deed Book C-38, at Page 454, and the corrected description being, as follows:

BEGINNING at a point in or near the center of Line Road, said point being a corner of Lot No. 2 and being north 87 degrees 30 minutes east 320 feet from a pipe a corner of land of Leo R. Daiuta; thence along Line Road at or near the center north 73 degrees 30 minutes east 190.5 feet to a point a corner of Lot No. 4; thence thereby along same south 2 degrees 30 minutes east 190.71 feet to a pipe on the northerly right of way line of Route No. 1025; thence, along the northerly right of way line of Route No. 1025, south 83 degrees 51 minutes 45 seconds west 190.88 feet to a pipe a corner of Lot No. 2; thence, thereby along same north 2 degrees 30 minutes west 202.85 feet to the point and place of beginning.

CONTAINING 37,484 square feet of land, more or less.

BEING the same premises which William R. McClellan and Mary McClellan, by Deed dated May 6, 1968 and recorded May 8, 1968 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 38, Page 405, granted and conveyed unto Robert A. Jackson.

BEING known as: 218 Line Road, Kennett Square, PA 19348

PARCEL No.: 60-2-24.2C

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **ANNABELLE W. JACKSON**

SALE ADDRESS: 218 Line Road, Kennett Square, PA 19348

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

SALE NO. 13-10-889
Writ of Execution No. 12-02812
DEBT \$151,575.13

ALL THAT CERTAIN lot of land situate in New Garden Township, Chester County, Pennsylvania, bounded and described according to a survey made by Arthur Crowell, R.S. dated May 2, 1955, as follows to wit:

BEGINNING at the northeast corner of Lot #2 owned by Fred Tackett; thence by line of

Glaze and Middleton north 89 degrees 43 minutes east one hundred seventy-seven and nine tenths (177.9) feet to the middle of a public road leading to U.S. Route #1; thence along the middle of said road south 18 degrees 17 minutes east eighty-six and six tenths (86.6) feet; thence leaving road by land of James Tackett, Sr. south 78 degrees 26 minutes west one hundred seventy-four (174) feet to the line of Lot #2; thence by line of Lot #2 north 15 degrees 44 minutes west one hundred and twenty-two (122) feet to the point and place of beginning.

CONTAINING eighteen thousand one hundred and twenty-five (18.125) square feet of land more or less.

THE improvements thereon being commonly known as 406 Cedar Spring Road, Kennett Square, Pennsylvania 19348.

BEING the same premises which James E. Tackett III and Shirley M. Tackett by Deed dated May 5, 2008 and recorded June 4, 2008 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7448, Page 1476, granted and conveyed unto Shirley M. Tackett

BEING known as: 406 Cedar Spring Road, Kennett Square, PA 19348

PARCEL No.: 60-2-9

IMPROVEMENTS: residential property

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **SHIRLEY TACKETT**

SALE ADDRESS: 406 Cedar Spring Road, Kennett Square, PA 19348

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

SALE NO. 13-10-890

Writ of Execution No. 12-00516

DEBT \$186,600.07

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

BEING known as 1514 Dianne Circle, Downingtown, PA 19335

PARCEL Number: 50-5A-307

IMPROVEMENTS: residential property

PLAINTIFF: American Home

Mortgage Servicing Inc (Assignee) DBA Columbia National Incorporated

VS

DEFENDANT: **PATRICIA A. DONNELLY**

SALE ADDRESS: 1514 Dianne Circle, Downingtown, PA 19335

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

SALE NO. 13-10-891

Writ of Execution No. 12-06856

DEBT \$264,325.48

BY virtue of a Writ of Execution No. 12-06856

OWNER(S) of property situate in the Township of West Nottingham, Chester County, Pennsylvania, being 307 Fremont Road, Nottingham, PA 19362-9120

PARCEL No. 68-5-50.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$264,325.48

PLAINTIFF: Metlife Home Loans

VS

DEFENDANT: **SHEILA M. FREED**

SALE ADDRESS: 307 Fremont Road, Nottingham, PA 19362

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

SALE NO. 13-10-892

Writ of Execution No. 13-02622

DEBT \$152,184.45

BY virtue of a Writ of Execution No. 13-02622

OWNER(S) of property situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, being 39 Crestine Road, a/k/a 39 Crestline Road, Wayne, PA 19087-2673

PARCEL No. 43-11G-56

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$152,184.45

PLAINTIFF: US Bank National Association (Trustee) DBA Wachovia Bank NA (Trustee) DBA Chase Funding Mortgage Loan

VS

DEFENDANT: **ELIZABETH LAWLESS**

SALE ADDRESS: 39 Crestline Road, Wayne, PA 19087
PLAINTIFF ATTORNEY:
JONATHAN LOBB, 215-563-7000

SALE NO. 13-10-894
Writ of Execution No. 12-02880
DEBT \$165,662.86

BY virtue of a Writ of Execution No. 12-02880

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 202 Andrew Road, Coatesville, PA 19320-2560

PARCEL No. 39-3R-166
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$165,662.86
PLAINTIFF: Citimortgage Inc
VS

DEFENDANT: **LEROY D. & FLORENCE BUTCHER**

SALE ADDRESS: 202 Andrew Road, Coatesville, PA 19320

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

SALE NO. 13-10-895
Writ of Execution No. 13-03255
DEBT \$70,546.01

ALL THAT CERTAIN tract or piece of land with the improvements thereon erected, situated in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the middle of the Newport Road, a corner of land now or late of Hannah Shimps; thence by the same, north 86 degrees east 166 1/2 feet to the west side of Jones Street; thence by same south 4 degrees east 50 feet to a corner of land now or late of John E. Miller; thence by the same south 86 degrees west 166 1/2 feet to the middle of Newport Road; thence along the same, north 4 degrees west 50 feet to the place of beginning.

BEING the same premises which Richard C. Diller, Jr. and Pamela W. Diller, husband and wife, by Deed dated 9/26/2006 and recorded 10/23/2006 in Chester County in Record Book 6986 Page 1902 conveyed unto James E. Diller and Brenda L. Diller, husband and wife, in

fee.

BEING UPI No. 7-4-30
PLAINTIFF: Citadel Federal Credit Union

VS
DEFENDANT: **JAMES E. DILLER & BRENDA L. DILLER**

SALE ADDRESS: 325-327 E. Main St, Atglen, PA 19310

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

SALE NO. 13-10-896
Writ of Execution No. 13-04526
DEBT \$119,334.12

ALL THAT CERTAIN message and lot of land, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a point in the north line of Second Avenue twenty-five feet from the center line of said avenue and twenty-five and three-tenths feet eastward from the intersection of said line with the east line of Culvert Street; thence northward by a line parallel with said Culvert Street passing through the division wall between the house on the within granted premises and the house adjoining on the west one hundred sixty feet to the south side of South Alley; thence along the south side of said alley eastward seventy-four and seven-tenths feet to a corner of lot of land known as Lot No. 13 on Plan of lots called Smith's Addition to the Borough of Parkesburg; thence along said lot southward and parallel with the first mentioned one hundred sixty feet to the north line of said Second Avenue; thence along said north line of Second Avenue westward seventy-four and seven-tenths feet to the place of beginning.

CONTAINING twelve thousand six hundred and ninety-nine square feet of land, more or less.

BEING UPI # 8-5-156
BEING the same premises which G. Albert Meck and Mary V. Meck, husband and wife by Deed dated 10/28/75 and recorded in the Office of the Recorder of Deeds in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book U-46 Page 148 granted and conveyed unto Miles K. Reinhart, Jr. and Sharon W. Reinhart, husband and wife, in fee.

PLAINTIFF: National Bank of Malvern

VS
 DEFENDANT: **MILES K. (JR.) &
 SHARON REINHART**
 SALE ADDRESS: 441 W. 2nd Ave,
 Parkesburg, PA 19365
 PLAINTIFF ATTORNEY: **WILLIAM
 L. HOWARD, 610-296-9020**

SALE NO. 13-10-897
Writ of Execution No. 12-07184
DEBT \$2,604.29

DOCKET NO. 12-07184
 ALL THAT CERTAIN piece of land,
 together with the buildings and improvements
 thereon erected and the appurtenances thereto.

SITUATE in East Fallowfield
 Township, County of Chester, Commonwealth of
 Pennsylvania.

TAX Parcel No. 47-4-446
 PROPERTY address: 100 Corbit Way,
 E. Fallowfield, Pennsylvania 19320

PLAINTIFF: East Fallowfield
 Township

VS
 DEFENDANT: **RUSSELL &
 VONDA WASHINGTON**
 SALE ADDRESS: 100 Corbit Way,
 East Fallowfield, PA 19320
 PLAINTIFF ATTORNEY: **JAMES R.
 WOOD, 866-211-9466**

SALE NO. 13-10-898
Writ of Execution No. 12-07323
DEBT \$2,782.63

DOCKET NO. 12-07323
 ALL THAT CERTAIN lot or piece of
 ground situate in the Township of East Fallowfield,
 County of Chester and State of Pennsylvania

TAX Parcel No. 47-7-195
 PROPERTY address: 5 Bedford Drive,
 E. Fallowfield, Pennsylvania 19320

PLAINTIFF: East Fallowfield
 Township

VS
 DEFENDANT: **MARK P. (SR.) &
 DONNA M. DUNLAP**
 SALE ADDRESS: 5 Bedford Drive,
 East Fallowfield, PA 19320
 PLAINTIFF ATTORNEY: **JAMES R.
 WOOD, 866-211-9466**

SALE NO. 13-10-899
Writ of Execution No. 12-07318
DEBT \$1,686.23

DOCKET NO. 12-07318
 ALL THAT CERTAIN tract of land,
 situate in the Township of East Fallowfield,
 County of Chester, Commonwealth of
 Pennsylvania

TAX Parcel No. 47-6-54.2
 PROPERTY address: 960 S. Caln
 Road, E. Fallowfield, Pennsylvania 19320

PLAINTIFF: East Fallowfield
 Township

VS
 DEFENDANT: **ROBERT M. &
 KAREN A. BARNHART**

SALE ADDRESS: 960 S. Caln Rd, E.
 Fallowfield, PA 19320

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

SALE NO. 13-10-900
Writ of Execution No. 12-07314
DEBT \$1,362.27

DOCKET NO12-07314
 ALL THAT CERTAIN lot or tract of
 ground, situated in the Township of East
 Fallowfield, County of Chester and State of
 Pennsylvania

TAX Parcel No. 47-7-64
 PROPERTY address: 981 Doe Run
 Road, E. Fallowfield, Pennsylvania

PLAINTIFF: East Fallowfield
 Township

VS
 DEFENDANT: **DAKESHA T. LOW-
 ERY**

SALE ADDRESS: 981 Doe Run Road,
 Coatesville, PA 19320

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

SALE NO: 13-10-882
Writ of Execution No. 13-03256.
DEBT-\$107,834.86

ALL THAT CERTAIN tract or lot of
 land, situate in West Nottingham Township,
 Chester County, Pennsylvania, bounded and
 described according to a survey made March
 1,1950, by Jene P. Trout, Registered Engineer.

UPI #68-6-28
 PROPERTY ADDRESS: 280 W.
 Ridge Road, Nottingham, PA
 IMPROVEMENTS: residential
 dwelling SOLD AS PROPERTY OF: Karen D.
 Jennings

PLAINTIFF: Cecil Bank (F/K/A) FKA
 Cecil Federal Bank VS
 DEFENDANT: **KAREN D. JEN-
 NINGS**

SALE ADDRESS: 280 W. Ridge Rd,
 Nottingham, PA 19362

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

SALE NO. 13-8-663
Writ of Execution No. 11-09813
DEBT \$124,578.22

ALL the right, title, interest and claim
 of Susan M. Steward of, in and to:

ALL the following described real estate
 situated in the Township of New London, County
 of Chester, Commonwealth of Pennsylvania.
 Having erected thereon a dwelling known and
 numbered as 1936 Newark Road, Lincoln
 University, PA 19352. Deed Book Volume 4862,
 Page 1941,

PARCEL NO.: 7104-00190200
 UPI NO.: 71-4-19.2
 PLAINTIFF: PNC Bank NA
 VS

DEFENDANT: **SUSAN M. STEW-
 ARD**

SALE ADDRESS: 1936 Newark Rd,
 Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **SARA
 ELIZABETH EHASZ, 412-338-7125**