

NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

NOTICE IS HEREBY GIVEN that the name change petition of Marina Bierlein Lane, mother and Joshua Paul Lane, father, of Lisa Marie Lane, minor child was filed in the above-named court and will be heard on January 13, 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: December 14, 2012
Name to be changed from: Lisa Marie Lane
to: Lisa Aveline Lane

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 for C A ENTERPRISES INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. EUGENE STEGER & ASSOCS., PC, Solicitors
411 Old Baltimore Pike
Suite 101
Chadds Ford, PA 19317

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 T.J.'s Agricultural Services, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

JAMES J. MUNNIS, Solicitor
1515 McDaniel Drive
West Chester, PA 19380

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 December 10, 2012 for Evan Walker Enterprises, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Dealer in small collectibles along with any other activities authorized by law.

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that CHARLES A. DULIN, INC., is currently in the process of voluntarily dissolving.

MARITA MALLOY HUTCHINSON, Solicitor
First Financial Bank Bldg.
1197 Wilmington Pike
West Chester, PA 19382

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

BROWN, Dorothy E., late of East Marlborough Township. James E. Brown, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

COWAN, Frances C., late of Honey Brook Township. Everett C. Cowan, III, 12 Hayfield Lane, Cumberland, RI 02864 and John C. Cowan, 1459 Grovehurst Dr., Marietta, GA 30062, Executors. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GREEN, Paul E., late of East Nottingham Township. Patricia A. Rush, 136 Paper Mill Circle, Lincoln University, PA 19352, Executor. KENNETH R. PYLE P.C., Esquire, The Law Office of Kenneth R. Pyle P.C., P.O. Box 141, Lewisville, PA 19351-0141, atty.

HASHIMOTO, Douglas K., late of West Goshen. Kazuo Hashimoto, care of Nicholson Law Center, 10 Broad Street, West Chester, PA 19382, Administrator. JOHN T. NICHOLSON, Esquire, Nicholson Law Center, 10 Broad Street, West Chester, PA 19382, atty.

LIPSTEIN, Eugene J., late of West Chester PA. Sanford Lipstein, 417 Conestoga Rd., Malvern, PA 19355, Executor.

LOTT, Alma I Sjoholm, a/k/a Alma I Lott, late of Kennett Square PA. Nancy L. Barnes, 21 Hunting Hills Drive, Landenberg, PA 13950, Executrix.

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MCKAY, Donald P., late of Willistown Township. Lauren Lisa Patrick, care of **WILLIAM R. HAGNER**, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrix. **WILLIAM R. HAGNER**, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

TIDONA, Kathleen A., late of East Marlborough Township. Robert J. Tidona, 1201 Old Lancaster Road, Berwyn, PA 19312 and Nancy Tidona, 6460 Grassland Court, Westerville, OH 43082, Executors. **WILLIAM J. GALLAGHER**, Esquire, Mac Elree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

2nd Publication

BATTUELLO, Todd S., late of West Chester. Lauren S. Battuello, 1441 Manorwood Drive, West Chester, PA 19382, Executor. **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

ELISIO, Peter A., late of East Goshen Township. Lyn Elisio, care of **JOHN F. MCKENNA**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. **JOHN F. MCKENNA**, Esquire, Mac Elree Harvey, LTD, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

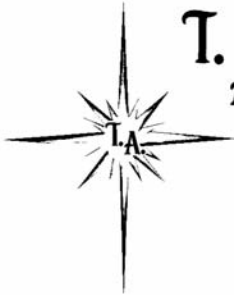
GARDNER, Caroline S., a/k/a Caroline Gardner, Caroline Schapitl Gardner, late of Treddyffrin Township. Marysusan Martin, 1105 Charleston Greene, Malvern, PA 19355, Executrix. **STEPHEN M. PORTER**, Esquire, Porter & Katzman, P.C., 1117 Bridge Road, Suite A, Creamery, PA 19430, atty.

GARRESS, Carolyn, late of Downingtown. Chester T. Garress, Jr., 435 Garfield Avenue, Downingtown, PA 19335, Executor. **JAY FISCHER**, Esquire, Valocchi & Fischer, 342 E. Lancaster Avenue, Downingtown, PA 19335, atty.

GATENBY, Thomas A., a/k/a Thomas Alan Gatenby, late of East Caln Township. Tanya M. Gatenby, 321 Old Kings Highway, Downingtown, PA 19355, Administratrix. **STEPHEN M. PORTER**, Esquire, Porter & Katzman, P.C., 1117 Bridge Road, Suite A, PO Box 268, Creamery, PA 19430, atty.

HARDEN, Jeffrey D., late of Oxford. Joseph Leombrone, care of **CLARE L. MILLINER**, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. **CLARE L. MILLINER**, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

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JAMES, Maria Dawson, late of Tredyffrin Township. William James, care of ROBERT H. LOUIS, Esquire, 1500 Market Street, 38th Floor, Philadelphia, PA 19102, Executor. ROBERT H. LOUIS, Esquire, Saul Ewing LLP, 1500 Market Street, 38th Floor, Centre Square West, Philadelphia, PA 19102, atty.

JOHNSON, Viola M., late of West Chester. Dmitris Price, care of EDWARD GERARD CONROY, Esquire, 310 North High Street, P.O. Box 885, West Chester, PA 19381-0885, Executrix. EDWARD GERARD CONROY, Esquire, 310 North High Street, P.O. Box 885, West Chester, PA 19381-0885, atty.

KOLB, Joseph, late of . Elizabeth M. Kolb, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Administratrix. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

LAMB, Charles W., II, late of Coatesville/Honey Brook. Diane T. Lamb, 150 Larose Drive, Coatesville, PA 19320, Executrix. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

LETANG, Peter N., late of Chadds Ford, Chester County, Pennsylvania. Debra R. Letang, 102 Spindle Lane, Chadds Ford, PA 19317, Executrix. ANN L. MARTINO FRAZIER, Esquire, Herdeg, du Pont & Dalle Pазze, LLP, 15 Center Meeting Road, Wilmington, DE 19807-1301, atty.

MCVEY, Jerrold Thomas, a/k/a Jerry, late of Chatham, London Grove Township. John R. Jackson, 208 Long Avenue, Salisbury, MD 21804, Executor.

POND, James B., III, late of Exton. Marguerite Pond, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

RANTANEN, Eva Lee, late of Phoenixville Borough. William G. Rantanen, care of DANIELLE FRIEDMAN, Esquire, 1255 Drummers Lane, Suite 105, Wayne, PA 19087, Executor. DANIELLE FRIEDMAN, Esquire, Palmarella & Curry, P.C., 1255 Drummers Lane, Suite 105, Wayne, PA 19087, atty.

SHORT, Peter J., Jr., late of Borough of Downingtown. Marjorie S. Ferris, 212 N. Lake Drive., Downingtown, PA 19335, Executor. KATHLEEN K. GOOD, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

3rd Publication

BENDER, Robert Carl, late of East Coventry Township. Robert J. Bender, 102 Lakeview Drive, Royersford, PA 19468, Executor. DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464-0776, atty.

ENTERLINE, William W., late of East Goshen Township, West Chester PA. Denise M. Enterline, 1125 Taylor Avenue, West Chester, PA 19380, Executrix.

HASIAK, Susan D., late of Uwchlan Township. Joseph A. Hasiak, care of MICHAEL G. DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, Executor. MICHAEL G. DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, atty.

HAWLEY, William N., late of Willistown Township. Dorothy B. Hawley, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

JOANEDIS, Charles S., late of West Grove Borough. Charles E. Joanedis, care of P. KRISTEN BENNETT, Esquire, 1313 N. Market Street, Wilmington, DE 19899-0951, Executor. P. KRISTEN BENNETT, Esquire, Potter Anderson & Corroon LLP, 1313 N. Market Street, P.O. Box 951, Wilmington, DE 19899-0951, atty.

KRESS, Robert L., late of Chester County. Maily Kress, care of VALINDA G. LATOFF, Esquire, 800 Lancaster Avenue, Ste. T-2, Berwyn, PA 19312, Executrix. VALINDA G. LATOFF, Esquire, 800 Lancaster Avenue, Ste. T-2, Berwyn, PA 19312, atty.

KRUSCHKA, Richard, a/k/a Richard Henry Kruschka, late of Pocopson Township. Richard M. Morris, care of CHARLES J. DURANTE, Esquire, 1000 West Street, Suite 1400, Wilmington, DE 19801, Executor. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1000 West Street, Suite 1400, Wilmington, DE 19801, atty.

MURPHY, Margaret M., late of Borough of Phoenixville. Mary E. Murphy, care of DENISE A. SMITH, Esquire, P.O. Box 1490, Havertown, PA 19083, Executrix. DENISE A. SMITH, Esquire, Law Offices of Denise A. Smith, P.O. Box 1490, Havertown, PA 19083, atty.

PAINTER, Walter S., late of Pennsbury Township. Stephen S. Painter and Carl E. Painter, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PROCHASKA, Dorothea H., late of Caln Township. KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West

Chester, PA 19380-2917, atty.

QUILLMAN, Richard Earl, late of East Fallowfield Township. R. Scott Quillman, P.O. Box 10, Birchrunville, PA 19421, Executor. PATRICK J. KURTAS, Esquire, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

RAIMO, Rose D., a/k/a Rose Dorothy Raimo, late of Devon. Joanne Hildenbrand, 606 Southern Drive, West Chester, PA 19380, Executrix.

ROACH, Winifred T., a/k/a Theresa W. Roach, late of Malvern Borough. Margaret M. Profico, care of NICOLE B. LABELLETTA, Esquire, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, Executrix. NICOLE B. LABELLETTA, Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, atty.

SWEARER, Herbert E., late of Kennett Square. Glenn Smink, care of ANITA M. D'AMICO, LLC, Esquire, P.O. Box 618, Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

CHARLES T. DeTULLEO

Attorney at Law
134 North Church St.
West Chester, PA 19380
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YOUNG, William E., late of Uwchlan Township. Carlah P. Young, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, 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

Salon Secrets Spa, with its principal place of business at 829 East Baltimore Pike, Kennett Square, PA 19348.

The application has been (or will be) filed on: November 30, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: SaLahn, LLC, 108 Ridgescote Lane, Kennett Square, PA 19348.

LOHR & HAUBER, LTD., Solicitors
1246 West Chester Pike, Suite 312
West Chester, PA 19382

BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN that on November 2, 2012, a Certificate of Organization was filed with the Pennsylvania Department of State for So Fabulous Gift Baskets, LLC, in accordance with the provisions of the Limited Liability Act of 1994 for the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

MICHELLE A. WINTER, Solicitor
190 Bethlehem Pike
P.O. Box 564, Suite 4
Colmar, PA 18915-0564

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about February 16, 2012, for **LAFAYETTE SQUARE CONDOMINIUM ASSOCIATION** with an address of 2958 Lincoln Highway, Sadsburyville, PA 19369. The corporation was incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes:

to provide for the management and operation of a residential condominium known as "Lafayette Square Condominium", to provide for the maintenance of the Common Elements therein and for the easement areas appurtenant thereto as set forth in the Lafayette Square Condominium Documents, as the same may be amended from time to time, to perform the duties and exercise the rights of a condominium association as permitted or required by law and the Lafayette Square Condominium Documents, as the same may be amended from time to time, and for any other lawful purpose.

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation, Non-Profit, were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a charter of a For Profit Corporation, which was organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is The Gravely Tractor Club of America
Articles of Incorporation were filed on
December 1, 2012
Ira D. Binder, Solicitor
277 Cullen Rd
Oxford, PA 19363

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

HSBC BANK U.S.A. N.A AS TRUSTEE OF
JPMORGAN MORTGAGE TRUST 2007-A2
Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

vs.

CHESTER COUNTY

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER WALTER R. JAMES, JR, DECEASED
Defendant

No. 12-08608

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WALTER R. JAMES, JR, DECEASED

You are hereby notified that on August 16, 2012, Plaintiff, HSBC BANK U.S.A. N.A AS TRUSTEE OF JPMORGAN MORTGAGE TRUST 2007-A2, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 12-08608. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 206 CRESENT ROAD, UNIT 14 A/K/A, 206 CRESCENT ROAD, UNIT 14, LANDENBERG, PA 19350 whereupon your property would be sold by the Sheriff of CHESTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street.
2nd Floor
West Chester, PA 19380
(610) 429-1500

NOTICE

In The Court of Common Pleas
Of Chester County, Pennsylvania
Civil Action-Law
No. 12-08870
Notice of Action in Mortgage Foreclosure

U.S. Bank National Association, as trustee for the LXS 2006-12N, Plaintiff vs. Catherine Bagnell a/k/a Catherine V. Bagnell, Defendant
To the Defendants, Catherine Bagnell a/k/a Catherine V. Bagnell: TAKE NOTICE THAT THE Plaintiff, U.S. Bank National Association, as trustee for the LXS 2006-12N has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Chester County Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380.
CHRISTOPHER A. DeNARDO, Atty. for Plaintiff
SHAPIRO & DeNARDO, LLC
3600 HORIZON DR., STE. 150
KING OF PRUSSIA, PA 19406
610-278-6800

CLASSIFIED ADS SECTION

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

SAMPLE AD

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

2nd Publication

ESTATE OF JOHN E. MAUGER, JR.,
Deceased.

Late of North Coventry Township, Chester County, PA.

LETTERS TESTAMENTARY on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to ROBERT KENNETH MAUGER, 307 Willowbrooke Lane, Royersford, PA 19468.

3rd Publication**NOTICE OF TRUSTEE**

ROSE MARIE GUADAGNO, Deceased,
late of Atria Senior Living, 1191 Rapps Dam Road, Phoenixville, Chester County, PA.

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Rose Marie Guadagno Irrevocable Trust dated June 21, 2011 is in existence, that Rose Marie Guadagno is deceased, and that Gary A. Guadagno is the Trustee.

ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Gary A. Guadagno, Trustee
205 Red Rock Circle
Linfield, PA 19468-1193

or

Scott C. Painter, Esquire
Attorney for the Trustee,
Gary A. Guadagno
906 Penn Ave., P.O. Box 6269
Wyomissing, PA 19610

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NOTICE

Township of Valley vs. Joyce W. Rushing-Reid, Docket No. 11-04794, Court of Common Pleas of Chester County, PA.

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2009-2010 sewer and trash fees for property located at 989 W. Chestnut Street, Coatesville, PA, Tax Parcel No. 38-2Q-17. A Writ of Scire Facias for \$843.98 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404-0391, (866) 211-9466

NOTICE

Township of Valley vs. Rory A. Bussey, Docket No. 12-03954, Court of Common Pleas of Chester County, PA.

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2010-2011 sewer fees for property located at 326 La Rose Drive, Coatesville, PA, Tax Parcel No. 38-1-226. A Writ of Scire Facias for \$907.73 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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

Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404-0391, (866) 211-9466

ATTORNEY DISCIPLINARY / ETHICS MATTERS

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James C. Schwartzman, Esq.

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SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JANUARY 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, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON TUESDAY, FEBRUARY 19, 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. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK, OR MONEY ORDER MADE PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHEIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

CAROLYN B. WELSH, SHERIFF

3rd Publication

**SALE NO. 13-1-3
Writ of Execution No. 12-00792
DEBT \$474,646.93**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property for Roman P. Hunt and George A. Hunt, made by G.D. Houtman and Son, Civil Engineers, Media, Pennsylvania, dated 11/30/1961 and last revised 12/4/1961, as follows, to wit:

BEGINNING at a point in the center line of Oakbourne Road (50 feet side) (as shown

on said plan) at the distance of 890 feet measured south 67 degrees 18 minutes 30 seconds west, along the center line from its point of intersection with the title line in the bed of Shilo Road; thence extending from said beginning point along Lot No. 8 (as shown on said Plan); the two following courses and distances, (1) south 27 degrees 19 minutes 5 seconds east, 200 feet to a point; and (2) south 62 degrees 40 minutes 55 seconds west 221.82 feet to a point in line of lands of Daniel Bove; thence extending along same, north 27 degrees 19 minutes 5 seconds west 217.95 feet to a pin in the center line of Oakbourne Road, aforesaid; thence extending along said center line north 67 degrees 18 minutes 30 seconds east 222.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on said Plan.

BEING known as 914 Oakbourne Road, West Chester, PA 19382

BEING the same premises which Jeffrey L. Markland and Joyce A. Gizzio-Markland, by Deed dated 9/28/07 and recorded 11/25/11 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7313, Page 257, granted and conveyed unto Jannet U. Ward a/k/a Jannet Ward,

PARCEL No.: 67-2-4.1
IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage Inc
VS
DEFENDANT: **JANNET U. WARD**
(a/k/a) aka JANNET WARD
SALE ADDRESS: 914 Oakbourne Road, West Chester, PA 19382
PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, 215-942-9690**

**SALE NO. 13-1-4
Writ of Execution No. 11-03925
DEBT \$279,108.18**

TAX parcel #43-11B-144
PROPERTY address: 315 Old Eagle School Road, Wayne, PA 19087
IMPROVEMENTS: a residential dwelling.

SOLD as the property of: Eric S. Kalugin
PLAINTIFF: Deutsche Bank National Trust Co
VS
DEFENDANT: **ERIC S. KALUGIN**
SALE ADDRESS: 315 Old Eagle School Rd, Wayne, PA 19087

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

SALE NO. 13-1-5
Writ of Execution No. 12-00619
DEBT \$501,883.04

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester, State of Pennsylvania and described according to a Plan of Property for "St. Norbert's Park", said Plan made by Chester Valley Engineers, Inc., consulting engineers, dated November 4, 1958 and last revised April 22, 1960 as follows to wit:

BEGINNING at a point on the south-easterly side of Greenlawn Road (fifty feet wide) at the distance of three hundred ninety and fifty-five one hundredths feet measured on a bearing of north seventy-four degrees forty seven minutes east along the said side of Greenlawn Road and its extension from its point of intersection with the extension of the title line in the bed of Fairway Road (50 feet wide).

CONTAINING in front or breadth on the said side of Greenlawn Road two hundred feet and extending of that width in length or depth southeastwardly between parallel line at right angles to Greenlawn Road 220 feet.

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

CONTAINING in area forty-four thousand square feet.

PARCEL No.: 55-2N-15

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

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

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

VS

DEFENDANT: ANGELO & ANNA
D'AMBROSIO

SALE ADDRESS: 1536 Greenlawn Road, Paoli, PA 19301

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

SALE NO. 13-1-7
Writ of Execution No. 12-06016
DEBT \$252,517.85

ALL THAT CERTAIN parcel of land situate in West Grove Borough, Chester County, Pennsylvania, being shown as Unit 36 on Plan of as-built-building 9 of Liberty Court prepared of Dilworthtown Builders, Inc., dated February 9, 2006 by Register Associate, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

BEGINNING at the northwesterly corner thereof, said beginning point being measured south 02 degrees 03 minutes 22 seconds east 49.9 feet from the easterly terminus of the centerline of Hillcrest Avenue, a corner of lands now or late of the Farmhomes of Westgrove Community Association (a/k/a UPI No. 5-7-388); thence from point of beginning, along the exterior wall of Building 9, the following three (3) courses and distances: (1) north 82 degrees 25 minutes 24 seconds east 5.33 feet; (2) north 07 degrees 34 minutes 36 seconds west 0.67 foot; (3) north 82 degrees 25 minutes 24 seconds east 8.75 feet to a corner of a concrete pad; thence along the same the following three (3) courses and distances: (1) north 07 degrees 34 minutes 36 seconds west 3.00 feet; (2) north 82 degrees 25 minutes 24 seconds east 7.00 feet; (3) south 07 degrees 34 minutes 36 seconds east 3.00 feet to a point on the exterior wall of Building 9 thence along the same, the following six (6) courses and distances: (1) north 82 degrees 25 minutes 24 seconds east 22.25 feet; (2) south 07 degrees 34 minutes 36 seconds east 10.0 feet; (3) north 82 degrees 25 minutes 24 seconds east 12.00 feet; (4) south 07 degrees 34 minutes 36 seconds east 14.87 feet; (5) south 82 degrees 25 minutes 24 seconds west 6.67 feet; (6) south 07 degrees 34 minutes 36 seconds east 0.12 foot to a corner of Unit 35; thence along the centerline of the party wall between Units 35 and 36, south 82 degrees 25 minutes 24 seconds west 43.33 feet to a point on the exterior wall of Building 9; thence along the same, the following three (3) courses and distances: (1) north 07 degrees 34 minutes 36 seconds west 0.12 foot; (2) south 82 degrees 25 minutes 24 seconds west 5.33 feet; (3) north 07 degrees 34 minutes 36 seconds west 24.21 feet to the point of beginning;

BEING Lot No. 36 on said Plan.

PARCEL No. 5-7-35.10

HAVING erected thereon a dwelling known as 568 Liberty Circle, West Grove, PA 19390

BEING the same premises Raymond J.

Rockwell and Christine S. Rockwell, husband and wife by Deed dated 05/21/09 and recorded on 06/10/09 by the Recorder of Deeds Office in Chester County, Pennsylvania, in Instrument No. 10933560, granted and conveyed unto Jose F. Zavala Herrera.

PLAINTIFF: PNC Bank

VS

DEFENDANT: **JOSE F. ZAVALA HERRERA**

SALE ADDRESS: 568 Liberty Circle, West Grove, PA 19390

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

SALE NO. 13-1-8

Writ of Execution No. 12-02913

DEBT \$203,257.35

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision & Land Development Plan for Echo Dell Builders, Inc., made by Light-Heigel & Associates, Inc., Lancaster, Pa, dated August 11, 2004, last revised 10/20/2004 and recorded 10/22/2004 as Plan #17225 as follows, to wit:

BEGINNING at an interior point in line of Lot #2; said point being the northeast corner of Lot #1 and the southeast corner of a 50 feet wide easement for Ingress and Egress (as shown on said Plan); thence from said point of beginning leaving Lot #2 extending partially along Lot #1 and said easement north 81 degrees 12 minutes 00 seconds west 215.57 feet to a point, being a corner of Lot #4; thence leaving Lot #1 crossing said easement and extending along Lot #4 north 05 degrees 18 minutes 19 seconds east 0305.88 feet to a point in line of lands now or late of Robert A. & Mary E. Bardwell, being a corner of Lot #2; thence extending along lands of Bardwell and along lands now or late of John A. & Kimberly A. Garnett and Jeffery F. and Geraldine A. Lindstadt, south 79 degrees 32 minutes 29 seconds east 748.09 feet to a point in line of lands now or late of Nancy B. Aigeldinger, being a corner of lands of Lindstadt; thence crossing a drainage easement extending along lands of Lindstadt south 32 degrees 27 minutes 57 seconds west 267.45 feet to a point, being a common corner of lands of Aigeldinger, lands now or late of Paul J. & Leslie C. Norton and Lot #2; thence extending along Lot #2 the 2 following courses and distances; 1) north 79 degrees 36 minutes 21 seconds west 406.36 feet to a point; thence

2) re-crossing said easement for ingress and egress south 08 degrees 48 minutes 05 seconds west 50.00 feet to the first mentioned point and place of beginning.

BEING Lot #3 on the above mentioned Plan.

BEING known as 409 Echo Dell Road.

BEING UPI #30-2-101.5.

SUBJECT to the use of that part of the 50 feet wide easement for ingress and egress by Lot #2 over the above-described lot for access to and from Echo Dell Road.

ALSO reserving to Lot #3 the use of that part of the 50 feet wide easement over Lot #4 for access to and from Echo Dell Road.

BEING the same premises which James A. Crouthamel and Jeanette B. Crouthamel a/k/a Jeannette B. Crouthamel, husband and wife, and Echo Dell Builders, Inc., a Nevada Corporation, by Deed dated June 9, 2006 and recorded June 15, 2006 in Chester County, in Record Book 6870 Page 2167, conveyed unto John E. McAndrew.

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **JOHN McANDREW**

SALE ADDRESS: 409 Echo Dell Road – Lot 3, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **HEATHER ZINK-KELLY, 717-232-5000**

SALE NO. 13-1-9

Writ of Execution No. 11-12775

DEBT \$1,530,340.25

PARCEL #1

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Valley, County of Chester, State of Pennsylvania, bounded and described according to a 5 lot subdivision plan for Charles L. Moles Assoc., Inc., made by Berger & Hayes, Inc., Thorndale, PA, dated 4/26/1979, last revised 7/28/1983 and recorded 7/28/1983 as Plan #4476 as follows, to wit:

BEGINNING at a point on the title in the bed of Lincoln Highway (Business Route #30), said point being a corner of lands now or late of Marie A. Cuddy (as shown on said Plan); thence from said point of beginning extending along said title line the 2 following courses and distances: (1) north 49 degrees 11 minutes 00 seconds west 233.70 feet to a point, thence (2) north 52 degrees 19 minutes 00 seconds west 301.37 feet to a point being the intersection of the title line of Lincoln Highway and the title line of Glen Crest Road (T-397); thence leaving Lincoln Highway extending

along the title line of Glen Crest Road the 4 following courses and distances: (1) south 78 degrees 30 minutes 35 seconds east 401.41 feet to point, thence (2) north 84 degrees 04 minutes 32 seconds east 106.57 feet to a point, thence (3) north 73 degrees 56 minutes 40 seconds east 141.72 feet to a point, thence (4) north 44 degrees 04 minutes 30 seconds east 158.80 feet to a point, a corner of lands now or late of Harold L. Thompson; thence leaving said road extending along lands of Thompson and along lands now or late of Regency Park Associates south 54 degrees 47 minutes 05 seconds east 797.00 feet to a point in lands now or late of Alice M. Dague, being a corner of lands of Regency Park Associates; thence extending along lands of Dague and along lands now or late of Albert J. Gonsorick and partially along lands now or late of John Driscoll south 74 degrees 58 minutes 07 seconds west 687.01 feet to a point on the southeasterly side of a private street known as Hill Street; thence leaving lands of Driscoll extending along various street and lots the 7 following courses and distances: (1) north 40 degrees 49 minutes 00 seconds, thence (2) north 49 degrees 11 minutes 00 seconds west 156.70 feet to a point, thence (3) south 40 degrees 49 minutes 00 seconds west 100.00 feet to a point, thence (4) north 49 degrees 11 minutes 00 seconds west 82.65 feet to a point, thence (5) north 43 degrees 35 minutes 00 seconds east 14.84 feet to a point, thence (6) north 49 degrees 11 minutes 00 seconds west 136.50 feet to a point, thence (7) south 43 degrees 35 minutes 00 seconds west 150.00 feet to the first mentioned point and place of beginning.

BEING Lot #6 on the above mentioned Plan.

PARCEL #38-2-201

BEING the same premises which Edward F. Lawrence, Executor of the Estate of Mary A. Lawrence, deceased, by indenture dated 06-03-04 and recorded 06-17-04 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6192 Page 612, granted and conveyed unto Valley Development Partners, LLC.

PARCEL #2

ALL THAT CERTAIN message and tract of land situated in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of school house lot in a line of land now or late of James Yearsley and William Clark; thence along the same and land late of Thomas Yearsley, north 71 degrees east 50.10 perches to a corner of land now or late of the said Thomas Yearsley; thence by the same,

south 26.50 degrees east 22 perches to land now or late of Robert Young; thence along the same, south 56 degrees west 49 perches to the middle of the Philadelphia and Lancaster Turnpike Road, in a line of land now or late of Adley Brown; thence along said Turnpike Road north 47 degrees west, 20.80 perches and north 53 degrees 18.40 perches to said land now or late of James Yearsley and William Clark; thence by the same, north 71 degrees east 8.60 perches to a corner of the school house lot; thence by the same south 19 degrees east 4 perches and north 71 degrees east 5 perches and north 19 degrees west 4 perches to the place of beginning.

CONTAINING 9 acres and 140 perches of land, more or less.

EXCEPTING therefrom a certain point, bounded as follows:

BEGINNING in the middle of the Philadelphia and Lancaster Turnpike Road at a corner of the Estate of William Clark, deceased, and by the said Clark's land, the 5 following courses, north 74 degrees 40 minutes east, 8.60 perches, south 15 degrees 20 minutes east 4 perches, north 74 degrees 40 minutes east, 5 perches, north 15 degrees 20 minutes west, 4 perches and north 74 degrees 40 minutes east, 6.72 perches to a stone; thence by other land of the said unstead, south 41 degrees 23 minutes west 16.92 perches to the middle of the said Turnpike Road, and by the middle thereof north 48 degrees 30 minutes west 11.18 perches to the place of beginning.

CONTAINING 74.80 square perches of land, be the same more or less.

ALSO excepting therefrom all that certain tract of land situated in the Township of Valley, County of Chester and State of Pennsylvania bounded and described according to a new survey made by J.W. Hary, C.E., June 14, 1954, as follows:

BEGINNING at a point in the old center line of the Lincoln Highway, a public road leading from Coatesville to Lancaster said point of beginning being at the southeasterly corner of land now or late of John W. Hoffman; thence leaving the Lincoln Highway and along land of John W. Hoffman crossing over a concrete monument in line 37.42 feet from the place of beginning, north 32 degrees east, 180 feet to a concrete monument in line of remaining land now or late of Oscar Dague; thence along the same for the following 2 courses and distances (1) south 55 degrees 33 minutes 50 feet east to a stake (2) crossing over a stake in line 37.42 feet from the next mentioned point south 32 degrees west 180 feet to a point in the old center line of Lincoln Highway aforesaid; thence

along the same north 55 degrees 33 minutes west 50 feet to the place of beginning.

CONTAINING 8,991.72 square feet of land, be the same, more or less.

ALSO excepting therefrom all those certain lots of land situate in the Township of Valley, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

PREMISES A

BEGINNING at a point in the centerline of the Lincoln Highway (formerly the Philadelphia and Lancaster Turnpike) in the east line of a 16 feet wide private alley; thence along said east line of alley, north 32 degrees 00 minutes east 180 feet to a stake, a new corner of remaining land of said D. Elias Dague; thence along said land, south 55 degrees 35 minutes east 75 feet to a point in a corner stone, another corner of remaining land of said D. Elias Dague; thence along the same south 32 degrees 0 minutes west 180 feet to a point in the centerline of the said Lincoln Highway; thence along the same north 55 degrees 33 minutes west 75 feet to the place of beginning.

CONTAINING 13,500 square feet of land be the same more or less.

PREMISES B

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

BEGINNING at a point in the center line of the Lincoln Highway 75 feet of the east line of a 16 feet wide private alley, at a corner of land now owned by John W. Hoffman and Pearl N. Hoffman; thence north 32 degrees east 180 feet to a stone; thence south 55 degrees 33 minutes east 25 feet to a stake; thence south 32 degrees west 180 feet to a point in the center line of the said Lincoln Highway; thence north 55 degrees 33 minutes west 25 feet to the place of beginning. Bounded on the west by land of John W. Hoffman and Pearl M. Hoffman; on the north and east by remaining land of the said D. Oscar and Clara H. Dague, and on the south by the centerline of the Lincoln Highway.

CONTAINING 4,500 square feet of land, be the same more or less.

ALSO excepting therefrom all that certain lot of land situate in the Township of Valley, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Lincoln Highway, a corner of other land of the said Joseph Antes; thence along the same north 32 degrees east, 180 feet to a point a corner of land

now or late of D. Elias Dague; thence along the same south 55 degrees 33 minutes east, 50 feet to a point another corner of land now or late of the said D. Elias Dague; thence along the same south 32 degrees west 180 feet to a point in the center line of said Lincoln Highway; thence along the same north 55 degrees 33 minutes west, 50 feet to the place of beginning.

CONTAINING .206 acres of land, be the same more or less.

PARCEL No. 38-2-208

BEING the same premises which Alice M. Dague, by indenture dated 12-28-04 and recorded 12-29-04 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6374 Page 1250, granted and conveyed unto Valley Development Partners, LLC, a Pennsylvania Limited Liability Company.

PARCEL No. 38-2-201 and 38-2-208

PLAINTIFF: Parke Bank

VS

DEFENDANT: **VALLEY TOWNSHIP PARTNERS, LLC; VALLEY DEVELOPMENT PARTNERS, LLC**

SALE ADDRESS: 705 West Lincoln Highway, Coatesville, PA 19320; 55 Glencrest Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PHILLIP DAVID BERGER, 610-668-0774**

SALE NO. 13-1-10

Writ of Execution No. 11-02006

DEBT \$567,962.30

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

BEGINNING at a point on the easterly side of the cul-de-sac at the terminus of Arrowwood Lane. Said point marking a corner of this Lot and a corner of Lot No. 2, as shown on said Plan; thence extending along the said side of said cul-de-sac, the two (2) following courses and distances; (1) along the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 30.06 feet to a point of reverse curve; and (2) along the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 21.03 feet to a point on the easterly side of

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

TAX ID: 61-5-55.4

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

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

VS

DEFENDANT: **ROBERT & JENNIFER COHEN**

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

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

SALE NO. 13-1-11
Writ of Execution No. 12-04867
DEBT \$78,267.29

ALL THAT CERTAIN lot of ground on which is located the west side of a double brick dwelling house, designated as No. 718 Second Avenue, situated in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Second Avenue, 225.25 feet from the point of intersection of the middle lines of Second Avenue and East Bridge Street, and opposite the middle of the partition wall separating the house erected on the lot herein conveyed from the house erected immediately adjacent on the east, and extending thence by a line passing through the middle of said partition wall, south 10 degrees 23 minutes east,

195.00 feet to the point in the middle of Spruce Alley; thence along the middle line of said alley, south 79 degrees 37 minutes west, about 19.00 feet to a point at the corner of land of Infield Lowrey; thence along said land of Infield Lowrey north 10 degrees 23 minutes west, 195 feet to the middle of Second Avenue (aforesaid; thence along the middle line of Second Avenue); north 79 degrees 37 minutes east, about 19.00 feet to the place of beginning.

BEING the same premises which Freda M. Rissell, Sandra M. Walleigh and Carol A. Slay by Deed dated 4-13-1987 and recorded 8-12-1987 in Chester County in Record Book 862 Page 224 conveyed unto Carol A. Slay, in fee.

KNOWN as: 718 W. Second Avenue, Parkesburg, PA 19365

BEING UPI No. 8-5-177.

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **CAROL A. SLAY**
 SALE ADDRESS: 718 W 2nd Ave, Parkesburg, PA 19365

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

SALE NO. 13-1-12
Writ of Execution No. 12-05670
DEBT \$263,902.75

ALL THAT CERTAIN lot or piece of ground. Situate in Easttown Township, Chester County, Pa., bounded and described according to a Plan of Pheasant Run, made by Robert F. Harsch and Associates, Inc., dated 10/04/1978 and last revised 12/18/1978 said Plan recorded in Chester County as Plan No. 2120 as follows, to wit:

BEGINNING at a point on the southwesterly side of Pheasant Run Road (50 feet wide) said point being measured the two following courses and distances from a point of curve on the southeasterly side of Devon Road (50 feet wide); (1) leaving Devon Road on the arc of a circle curving to the right having a radius of 31 feet the arc distance of 47.14 feet to a point of tangent on the southwesterly side of Pheasant Run Road and (2) south 24 degrees 48 minutes 48 seconds east 483.86 feet to the point of beginning.

CONTAINING in front or breadth southeastwardly along the southwesterly side of Pheasant Run Road 115 feet and extending of that width in length or depth southwardly between parallel lines at right angles to Pheasant Run Road the distance of 152.85.

CONTAINING 17,578 square feet of

land more or less.

BEING Lot No. 22 as shown on the above mentioned Plan.

BEING the same premises which Rosamond S. Shannon by Deed dated November 2, 1994 and recorded with the Chester County Recorder of Deeds Office on December 7, 1994 in Deed Book Volume 3838, Page 2003, granted and conveyed unto Kathryn R. Buckley.

PROPERTY known as: 208 Pheasant Drive, Paoli, PA 19301 a/k/a 208 Pheasant Run Drive, Paoli, PA 19301 a/k/a 208 Pheasant Run Road Paoli, PA 19301

BEING UPI #55-1R-198

IMPROVEMENTS: residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **KATHRYN R. BUCKLEY**

SALE ADDRESS: 208 Pheasant Dr a/k/a 208 Pheasant Run Dr, Paoli, PA 19301

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, 412-232-0808**

SALE NO. 13-1-13

Writ of Execution No. 09-11334

DEBT \$468,940.61

ALL THAT CERTAIN lot or piece of ground situate in West Whiteland Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Title Plan of Gustafson Farms, dated 12/21/86 and last revised 8/8/89 recorded as Chester County Plan #9685 to 9691, as follows:

BEGINNING at a point on southerly side of Burgundy Lane (60 feet wide), which point is measured on the arc of a circle curving to the right having a radius of 25.00 feet, the arc distance of 39.27 feet from a point on easterly side of Tapestry Circle; thence extending along said Burgundy Lane north 70 degrees 17 minutes 42 seconds east 170.00 feet to a point a corner of lands now or late of Michael Hawker; thence extending along same south 19 degrees 42 minutes 18 seconds east 103.25 feet to a point a corner of Lot 5 on said Plan; thence extending along same south 70 degrees 17 minutes 42 seconds west 195.00 feet to a point on the southerly side of Tapestry Circle (50 feet wide); thence extending along same the 2 following courses and distances: (1) north 19 degrees 42 minutes 18 seconds west 78.25 feet; (2) 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 southerly side of Burgundy Lane, aforesaid, the first mentioned point and place of beginning.

BEING Lot 6 on said Plan.

PARCEL #: 41-4H-34

PROPERTY address: 313 Tapestry Circle, Exton, Pa 19341

BEING the same premises which Leroy Branton, III and Denise M. Branton, by Deed recorded 02/09/93, in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3504 Page 347, granted and conveyed unto Leroy Branton, III and Denise M. Branton.

PLAINTIFF: Bank of New York Mellon The (FKA) FKA Bank of New York The (Trustee) DBA CWABS Inc

VS

DEFENDANT: **DENISE M. & LEROY (III) BRANTON**

SALE ADDRESS: 313 Tapestry Circle, Exton, PA 19341

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

SALE NO. 13-1-14

Writ of Execution No. 12-06855

DEBT \$200,731.12

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

BEING known as 98 Second Avenue, Phoenixville, PA 19460-3657

PARCEL number: 15-14-216

IMPROVEMENTS: residential property

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **ANITA & GEORGE CRAMER**

SALE ADDRESS: 98 Second Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **AGNES MOMBRUN, 856-669-5400**

SALE NO. 13-1-15

Writ of Execution No. 12-00873

DEBT \$521,549.43

ALL THOSE TWO CERTAIN lots of land, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania, known and designed as Lot Nos. 13 and 14 on a tract called Lincoln Park, a map or plan of which is recorded

in the Office for the Recording of Deeds in and for Chester County, Pa, in Plan Book 1, Page 82, particularly described as follows:

BEGINNING at a point on the south side line of Warren Street distant 124 feet east of the east line of Seltzer Avenue; thence along the south line of Warren Street eastwardly 80 feet and extending back southwardly between parallel lines of that width at right angles to said Warren Street a distance of 120 feet to the north line of a 12 feet wide alley.

BOUNDED on the north by the south line of Warren Street; on the east by Lot No. 15; on the south by the north line of a 12 feet wide alley and on the west by the east line of a 12 feet wide alley.

BEING the same premises which Robert F. Higginbotham and Peggy L. Higginbotham, husband and wife, by Deed dated 12/18/1998 and recorded 12/23/1998 in the County of Chester in Record Book 4478, Page 1091 conveyed unto David A. Mattson, in fee.

KNOWN as: 2350 Warren Avenue, Coatesville, PA 19320

BEING UPI No. 39-4J-77

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **DAVID A. MATT-**

SON

SALE ADDRESS: 2350 Warren Avenue, Coatesville, PA 19320

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

SALE NO. 13-1-16

Writ of Execution No. 08-06503

DEBT \$579,518.02

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Caln, County of Chester, Commonwealth of Pennsylvania, described in accordance with a map of property of William I. Delp, survey by Hopkins and Scott, Registered Surveyors, Kimberton, Pennsylvania, dated February 8, 1971, as follows, to wit:

BEGINNING at a point in the center line of Old King's Highway forty feet wide, at the distance of five hundred ninety three and thirty four one-hundredths feet measured north eighty one degrees, thirty one minutes east along said center line from its intersection with the center line of Downing Road; thence along Lot No 65 on said map, the two following courses and distances: (1) north eight degrees, twenty nine minutes west two

hundred twenty six and forty five one-hundredths feet to a point (2) north sixty eight degrees, forty one minute west two hundred thirty six and sixteen one-hundredths feet to a point, a corner of Lot No. 64; thence along Lot No. 64, north eight degrees, twenty nine minutes west one hundred seventy feet to a point in line of Lot No. 102; thence along Lot No. 102 and Lot No. 101, north seventy seven degrees, forty minutes east two hundred forty and seventy nine one-hundredths feet to a point, a corner of Lot No. 66 on the above map; thence along the same the two following courses and distances: (1) south five degrees, forty two minutes, twenty seconds east three hundred fifteen and thirty six one-hundredths feet to a point (2) south eight degrees, twenty nine minutes east two hundred fifteen feet to a point in the center line of Old King's Highway; thence along the center line thereof south eighty one degrees, thirty one minutes west twenty feet to the first mentioned point and place of beginning.

BEING Lot No. 65-A on said Plan.

BEING UPI# 40-2-66.66A

BEING the same premises which Louis J. Callazzo, a/k/a Louis J. Callazzo, III and Barbara L. Callazzo, husband and wife, by Deed dated June 8, 2007 and recorded in the Office of the Recorder of Deeds of Chester County on June 26, 2007 in Deed Book Volume 7195, Page 1575, granted and conveyed unto David L. Taub.

PLAINTIFF: Unknown Requestor aka Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **DAVID L. TAUB**

SALE ADDRESS: 309 Old Kings Highway, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **DANIEL J. BIRSIC, 412-281-7650**

SALE NO. 13-1-17

Writ of Execution No. 09-06075

DEBT \$188,677.10

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described according to a survey made September 23, 1955 by C. Timothy Slack, Civil Engineer, and revised November 27, 1955, as follows, to wit:

BEGINNING at a stake on the east street line of Harlan Drive, said point being a corner of Lot No. 13 Elmwood Hills, thence along the east street line of Harlan Drive north 7 degrees 20 minutes west, 92.74 feet to a stake; a corner of Lot No. 15 thence leaving Harlan Drive and along Lot No. 13, north 82 degrees 9 minutes east, 177 feet

to a stake a corner of Lot No. 15 and in line of Lot No. 12 thence along Lot No. 12 south 10 degrees 43 minutes west, 87 feet to a stake a corner of Lot No. 13: thence along Lot No. 13 south 78 degrees 15 minutes west, 150.44 feet to the place of beginning.

CONTAINING 14,680.77 square feet of land, be the same more or less.

BEING Lot No. 14, Section 2, Elmwood Hills.

BLR No.: 16-5-11

BEING known as: 159 Harlan Drive, Coatesville, PA 19320.

BEING the same premises which Richard A. Dusewicz, a married man, by Deed dated March 1, 2006 and recorded March 8, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6783, Page 1814, granted and conveyed unto Ludivina Hollingworth, a single adult individual and Erlinda Bynum, a single adult individual, as joint tenants with right of survivorship and not as tenants in common.

PLAINTIFF: Deutsche Bank

VS

DEFENDANT: **LUDIVINA**

HOLLINGWORTH and ERLINDA BYNUM

SALE ADDRESS: 159 Harlan Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ASH-LEIGH LEVY, 908-233-8500**

SALE NO. 13-1-18

Writ of Execution No. 12-04424

DEBT \$125,870.29

ALL THAT CERTAIN lot of land situated in the City of Coatesville, Chester County, Pennsylvania, on which is located the east half of a block of 2 frame dwelling houses, designated as 434 Oak Street, bounded and described:

FRONTING on the curb line of Oak Street 25 feet and extending back southwardly between parallel lines of that width at right angles to said Oak Street, 150 feet to the north line of a proposed street. The east end of said Lot is 219.4 feet westwardly from the extended west curb line of Fifth Avenue, measuring on the south curb line of Oak Street.

BOUNDED on the east by lands now or late of W.G. Thompson; on the south by said proposed street; on the west by land now or late of John W. Johnson (this line passes through the center of a middle partition wall of said block of 2 frame dwelling houses) and on the north by the south curb line of Oak Street.

BLR No.: 16-11-24

BEING known as: 434 Oak Street, Coatesville, PA 19320-3710.

BEING the same premises which James L. Clark, by Deed dated June 14, 2007 and recorded September 6, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7257, Page 1275, granted and conveyed unto Richard Colon, as sole owner.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **RICHARD COLON**

SALE ADDRESS: 434 Oak Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ASH-LEIGH LEVY, 908-233-8500**

SALE NO. 13-1-19

Writ of Execution No. 10-00021

DEBT \$268,966.48

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan dated March 8, 1979 and last revised December 2, 1982 by Berger and Hayes, Consulting Engineers and Surveyors, Thorndale, Pennsylvania, as follows to wit:

BEGINNING at a point on the northerly side of Sandy Hill Road (T-413) a corner of Lot No. 9 on said Plan, said point also being measured the 2 following courses and distances from a point on the easterly side of Red Horse Drive (50 feet wide) (1) southeastwardly along the arc of a circle curving to the left having a radius of 25 feet and arc distance of 39.27 feet to a point of tangent on the aforesaid side of Sandy Hill Road; thence (2) north 66 degrees 37 minutes 55 seconds east 159.37 feet to the point of beginning; thence extending from said beginning point, leaving said side of Sandy Hill Road, north 23 degrees 22 minutes 05 seconds west crossing a drainage easement (as shown on said Plan) 245.26 feet to a point in line of Lot No. 23 on said Plan; thence extending along said Lot No. 23, north 50 degrees 03 minutes 10 seconds east 62.22 feet to a point in line of Lot No. 5; thence extending along said Lot No. 5 and Lot No. 6, south 61 degrees 20 minutes 30 seconds east 240.00 feet to a point, a corner of Lot No. 7, thence extending along said Lot No. 7, south 23 degrees 22 minutes 05 seconds east 73.92 feet to a point on the aforesaid northerly side of Sandy Hill Road; thence extending along said Sandy Hill Road, south 66 degrees 37 minutes 55 seconds west 207.31 feet to the first mentioned point and

place of beginning.

CONTAINING 40,024 square feet of land, more or less.

BEING Lot No. 8 as shown on the above mentioned Plan.

UPI No. 28-5-140.13

BEING known as: 111 South Sandy Hill Road, Coatesville, PA 19320

BEING the same premises which Robert Geist, Sr. by Deed dated 2/20/07 and recorded 3/15/07 in Chester County in Deed Book 7106 Page 1591 granted and conveyed unto Cynthia Newlin and Robert Geist.

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **ROBERT P. GEIST and CYNTHIA NEWLIN**

SALE ADDRESS: 111 South Sandy Hill Road, Coatesville, PA 19320

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

SALE NO. 13-1-20

Writ of Execution No. 10-01416

DEBT \$293,729.12

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Nantmeal, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the land of Chester A. Goodfellow made by K. R. Comstock Surveyor, dated 7/6/1977, last revised 10/28/1977 and recorded in the Office of Recorder of Deeds in Chester County as Plan #1369 as follows, to wit:

BEGINNING at a spike on the title line in the bed of PA Highway Route #401, a corner of Lot #9 as shown on said Plan; thence from said point of beginning along the title line in the bed of Route #401 south 55 degrees 33 minutes east 278.13 feet to a spike at the intersection with the title line in the bed of PA Highway Route #345; thence extending along the title line in the bed of PA Highway Route #345 the two following courses and distances: (1) south 17 degrees 04 minutes west 420.40 feet to a spike; (2) on the arc of a circle curving to the right a radius of 1,456.11 feet (arc distance of 176.07 feet) to a spike a corner of Lot #7; thence leaving the title line in the bed of PA Route #345 and extending along Lot #7 north 59 degrees 28 minutes west 430.08 feet to an iron pin a corner of Lot #9; thence along Lot #9 north 32 degrees 50 minutes east 601.69 feet to the first mentioned point and place of beginning.

BEING Lot #10 as shown on said Plan.

CONTAINING 4.852 acres of land be the same more or less.

BEING Tax Parcel Number 24-3-13.8.

BEING the same premises which Chester A. Goodfellow and Edith L. Goodfellow, husband and wife, by Indenture bearing date May 22, 1978 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book X-52 Page 359 etc., granted and conveyed unto Jack E. Wise and Joan C. Wise, his wife, in fee.

TITLE to said premises is vested in Gregory A. Mancuso by Deed from Jack E. Wise and Joan C. Wise, husband and wife, dated September 29, 1999 and recorded October 1, 1999 in Deed Book 4644, Page 1462.

PREMISES being known as: 482 Bulltown Road, Elverson, Pennsylvania 19520.

TAX I.D. #: 24-3-13.8

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **GREGORY A. MANCUSO**

SALE ADDRESS: 482 Bulltown Road, Elverson, PA 19520

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

SALE NO. 13-1-21

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: residential property

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **STEVE MARINELLO**

SALE ADDRESS: 1458 Harvey Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MARK J. UDREN, 856-482-6900**

SALE NO. 13-1-22
Writ of Execution No. 12-04395
DEBT \$191,212.73

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry County of Chester and State of Pennsylvania, bounded and described in accordance with a revised plan of lots of Harry G. Garner, Pottstown Landing, as follows, to wit:

BEING Parcel # 17-03B-0034
BEING known as 519 Brighton Avenue, Pottstown, PA 19465

PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: **ROBERT E. BRIGHT**

SALE ADDRESS: 519 Bryton Ave, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **THOMAS M. FEDERMAN, 215-563-7000**

SALE NO. 13-1-24
Writ of Execution No. 12-02318
DEBT \$90,425.86

ALL THAT CERTAIN lot of land situate in First Ward of the City of Coatesville, Chester County, Pennsylvania:

BEING known as 213 Union Avenue, Coatesville, PA 19320

PARCEL number: 16-9-379
IMPROVEMENTS: residential property

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: **CARLOS CASTELLANOS**

SALE ADDRESS: 213 Union Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KASSIA FIALKOFF, 856-669-5400**

SALE NO. 13-1-25
Writ of Execution No. 10-08112
DEBT \$264,716.58

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Nantmeal, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan for Richard Bentley, prepared by Conner and Smith Engineers, Inc., Spring City, Pennsylvania,

dated 6/25/1991 and last revised 8/29/1991 and recorded in Chester County as Plan No. 11347, as follow, to wit:

BEGINNING at a point in the title line of the bed of Fairview Road (S.R. 4031) a corner of Lot No. 1 as shown on said Plan; thence from said beginning point along Lot No. 1 the three following courses and distances (1) north 13 degrees 59 minutes 55 seconds east, 273.15 feet (2) north 66 degrees 49 minutes east, 273.48 feet (3) north 6 degrees 18 minutes west, 452.20 feet to a point in the line of lands of Robert L. Greer; thence along lands of Robert L. Greer north 80 degrees 27 minutes 15 seconds east, 266.81 feet to a point in line of lands of Robert Kolton; thence along lands of Robert Kolton the two following courses and distances (1) south 5 degrees 43 minutes 30 seconds east, 100 feet (2) south 22 degrees 25 minutes 40 seconds east, crossing a field road 449.45 feet to a point in line of lands of Fred Varnes; thence along lands of Fred Varnes and also lands of Joseph Nedzia and C. James Shaw to the two following courses and distances (1) south 66 degrees 49 minutes west, crossing a stream 647.64 feet (2) south 3 degrees 36 minutes 20 seconds west, 122.34 feet to a point in the title line of the bed of Fairview Road north 76 degrees 49 minutes 30 seconds west re-crossing said stream 112.34 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TOGETHER with the use of a 20 feet wide driveway easement in common with Lot No. 1 as more fully shown on said Plan. Subject to proportionate part of the expense of maintenance of said common driveway easement.

BEING the same premises which Leonard F. Evans and Christine E. Evans, husband and wife, by Indenture dated January 15, 1999 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4499 Page 1751 &c., granted and conveyed unto Gale R. Gordon and Bonnie M. Slifer, also known as Bonnie M. Pogue, in fee.

BEING Tax parcel no. 24-6-14.18
BEING known as: 2129 Fairview Road (East Nantmeal Township), Glenboro, PA 19343

PROPERTY ID No.: 24-6-14.1B
TITLE to said premises is vested in Brian K. Hunt and Terri Hunt by Deed from Gale R. Gordon and Bonnie M. Slifer a/k/a Bonnie M. Pogue dated 08/10/2004 recorded 09/20/2006 in Deed Book 6960 Page 126.

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: BRIAN K. & TERRI HUNT

SALE ADDRESS: 2129 Fairview Road, Glenmoore, PA 19343

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

**SALE NO. 13-1-26
Writ of Execution No. 11-13758
DEBT \$325,695.50**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Windswept Farm", prepared by Jeffrey T. Burrell, Sr. and Associates, Consulting Engineer, dated 3/8/1999, last revised 6/25/2000 and recorded in Chester Co. as Plan #16709 as follows, to wit:

BEGINNING at a point on the northerly side of Windswept Lane, a corner of Lot #7 as shown on said Plan; thence from said point of beginning, along the said side of Windswept Lane the following four courses and distances: (1) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 51.08 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 19.98 feet to a point of compound curve (3) on the arc of a circle curving to the right having a radius of 1,305.00 feet the arc distance of 35.06 feet to a point of tangent (4) south 71 degrees 08 minutes 42 seconds west 174.75 feet to a corner of Lot #5; thence along Lot #5 north 17 degrees 33 minutes 38 seconds west 221.35 feet to a point in line of lands of Joanna Trama and others; thence along said lands of Joanna Trama and others north 58 degrees 37 minutes 40 seconds east 226.0 feet to a corner of Lot #7; thence along Lot #7 south 28 degrees 51 minutes 06 seconds east 236.93 feet to the first mentioned point and place of beginning.

BEING known as Lot 6 Windswept at Tobi Hill a/k/a 59 Windswept Lane, Honey Brook, PA 19344

BEING the same premises which The Preserve at Tobi Hill Farm, LLC, by Deed dated April 6, 2004 and recorded April 13, 2004 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6118, Page 1773, granted and conveyed unto Christopher S. Rambo and Sharon A. Rambo, husband and wife.

PARCEL No.: 22-8-10.7

IMPROVEMENTS: residential property.

PLAINTIFF: Citimortgage Inc VS

DEFENDANT: SHARON & CHRISTOPHER RAMBO

SALE ADDRESS: Lot 6 Windswept at Tobi Hill, a/k/a 59 Windswept Lane, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: GREGORY JAVARDIAN, 215-942-9690

**SALE NO. 13-1-27
Writ of Execution No. 08-04013
DEBT \$145,695.22**

ALL THAT CERTAIN tract of land situate in the Borough of West Grove, County of Chester and Commonwealth of Pennsylvania, designated as Lot 11 on a Plan of Lots for Elizabeth Black, prepared by Slack, DeArmit and Hayes, Engineers and Surveyors, on Oct 2, 1961, bounded and described as follows:

BEGINNING at a point in or near the center line of Summit Avenue a corner of Lot 10, said point being located from the intersection of Willow Street with Summit Avenue the two (2) following courses and distances, to wit: 1) south 09 degrees 12 minutes 10 seconds east, 152.30 feet; thence 2) south 83 degrees 39 minutes 30 seconds east, 366.89 feet; thence leaving said Summit Avenue and along Lot #10, north 06 degrees 20 minutes 30 seconds east, 127.02 feet to a point and a common corner of Lot 10, 4 and 5; thence along Lot #5, north 88 degrees 27 minutes 03 seconds east, 80.76 feet to a point and a common corner of Lots 6, 5 and 12; thence along Lot #12, south 06 degrees 20 minutes 30 seconds west, 138.12 feet to a point in the center line of Summit Avenue; thence along the center line of Summit Avenue, north 83 degrees 39 minutes 30 seconds west, 80.00 feet to the first mentioned point and place of beginning.

CONTAINING 10,605.43 square feet of land, be the same more or less.

PROPERTY known as 223 West Summit Avenue, West Grove, PA 19390.

TAX ID #: 5-4-97.9

BEING the same premises which Self Help Housing, Inc. by Deed dated 6/6/69 and recorded 6/6/69 in Chester County in Deed Book V 38 Page 278 granted and conveyed unto Clyde H. Christie.

PLAINTIFF: Unknown Requestor AKA America's Wholesale Lender

**VS
DEFENDANT: CLYDE C. CANNON aka CLYDE CHRISTIE CANNON aka CLYDE H. CHRISTIE**

SALE ADDRESS: 223 West Summit Ave, West Grove, PA 19390
PLAINTIFF ATTORNEY: MICHAEL TIMOTHY McKEEVER, 866-413-2311

SALE ADDRESS: 130 Fairfax Court, Phoenixville, PA 19460
PLAINTIFF ATTORNEY: SCOTT S. WATERMAN, 610-566-6177

SALE NO. 13-1-28
Writ of Execution No. 12-04158
DEBT \$23,570.61

SALE NO. 13-1-29
Writ of Execution No. 12-01151
DEBT \$1,304,934.88

ALL THAT CERTAIN unit in the property known, named and identified as Charlestown Hunt located in Charlestown Township, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 301 et seq by the recording in the County of Chester Department of Records of a Declaration dated 3-14-1996 and recorded on 3-21-1995 in Record Book 3872 Page 1774 an amended and restated Declaration of Condominium dated 12-1-1995 and recorded 12-28-1995 in Record Book 3978 Page 1170, First Amendment to amended and restated Declaration of Condominium dated 4-22-1996 recorded 4-26-1996 in Record Book 4023 Page 1621, Second Amendment in Record Book 4039 Page 2158, Third Amendment in Record Book 4077 Page 2056, Fourth Amendment in Record Book 4107 Page 1951, Fifth Amendment in Record Book 4120 Page 2327, Sixth Amendment in Record Book 4133 Page 1818, Seventh Amendment in Record Book 4144 Page 1769, Eighth Amendment in Record Book 4161 Page 2053, Ninth Amendment in Record Book 4191 Page 167, Tenth Amendment in Record Book 4210 Page 2362, Eleventh Amendment in Record Book 4231 Page 462, being and designated as Unit No. 2102 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.78%.

BEING the same premises which Charlestown Hunt Associates, L.P. (a Del. Ltd Partnership) by Deed dated 12-30-1997 and recorded 12-31-1997 in Chester County in Record Book 4281 Page 2117 conveyed unto Dorothy C. Zimmer, in fee.

BEING Parcel Number: 35-02-0367;
BEING UPI Number: 35-2-367;

BEING commonly known as: 130 Fairfax Court, Charlestown Township, Phoenixville, Chester County, PA 19460;

RESIDENTIAL dwelling
PLAINTIFF: Charlestown Hunt Community Association
VS

DEFENDANT: **DOROTHY C. ZIMMER aka DOROTHY CALANESE**

BLR 54-8-3.3

ALL THAT CERTAIN lot or piece of ground situate in Willistown Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Property made by G.D. Houtman & Son, Civil Engineer, Media, Pennsylvania, dated May 12, 1958 known as "Pybrook Farm" which Plan was made for the Estate of Mary E. Poffner, deceased as follows:

BEGINNING at a point marked by a spike set in the title line in the bed of Dutton Mill Road, which point is measured 2,808.52 feet in a northwesterly direction from the intersection of the title line in the bed of Dutton Mill Road with the title line in the bed of West Chester Pike, thence from said beginning point and along line of land of Emma May Denison et vir south 88 degrees 19 feet 40 inches west 500 feet to a point; thence along line of land about to be conveyed to A.J. LaCourse south 25 degrees 28 feet 20 inches east 412.13 feet to a point; thence along line of land to be conveyed to Carl. V. Blum, and crossing a stream, north 69 degrees, 12 feet 30 inches east 499.61 feet to a point in the title line in the bed of Dutton Mill Road aforesaid; thence along said title line the two following courses and distances; (1) north 28 degrees 56 feet west 175.52 feet to a point, and (2) north 47 degrees 40 feet west 82 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 as shown on the aforementioned Plan

CONTAINING 3.63 acres of land more or less

UNDER and subject to the condition and restriction that at no time hereafter, forever, shall any part of the above described premises be used as a public swimming pool.

BEING the same premises which Robert W. Binnie, Executor of the Estate of Rodman E. Brown, deceased conveyed to Steve H. Brown by Deed dated November 15, 2007 and recorded in the Chester County Recorder of Deeds at Book 7321, Page 113.

PLAINTIFF: Mario Ferroni
VS
DEFENDANT: **STEVEN & LINDA**

BROWN

SALE ADDRESS: 224 Dutton Mill Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MAUREEN OSTIEN, 610-725-8300**

SALE NO. 13-1-30**Writ of Execution No. 12-04969****DEBT \$112,747.80**

BY virtue of a Writ of Execution No. 12-04969

OWNER(S) of property situate in the Township of Upper Oxford, Chester County, Pennsylvania, being 4184 Newark Road, Oxford, PA 19363-1038

UPI No. 57-3-39

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$112,747.80

PLAINTIFF: JP Morgan Chase Bank

VS

DEFENDANT: **WILLIAM F.****SCHOELL**

SALE ADDRESS: 4184 Newark Road, Oxford, PA 19363

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

SALE NO. 13-1-31**Writ of Execution No. 10-05444****DEBT \$217,992.88**

BY virtue of a Writ of Execution No. 10-05444

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 1001 Cherry Wood Court a/k/a 1001, Cherry Wood Court Unit #1001, Phoenixville, PA 19460-4854

UPI No. 26-2-445

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$217,992.88

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BRIAN WILLIS and****JOHN VITELLI**

SALE ADDRESS: 1001 Cherry Wood Court, a/k/a 1001 Cherry Wood Court Unit #1001, Phoenixville, PA 19460

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

SALE NO. 13-1-32**Writ of Execution No. 06-08481****DEBT \$198,771.26**

BY virtue of a Writ of Execution No. 06-08481

OWNER(S) of property situate in the Borough of West Grove, Chester County, Pennsylvania, being 6 Winterset Court, West Grove, PA 19390-8944

UPI No. 5-7-133

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$198,771.26

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) aka Mastr Specialized Loan Trust

VS

DEFENDANT: **JOSEPH R. TARA-BA**

SALE ADDRESS: 6 Winterset Court, West Grove, PA 19390

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

SALE NO. 13-1-33**Writ of Execution No. 12-04676****DEBT \$1,346,200.68**

ALL THAT CERTAIN message and lot of land, with the hereditaments and appurtenances, thereon erected, situate on the south side of East Chestnut Street, in the City of Coatesville, between Second Avenue and Third Avenue, in said City, in the County of Chester and State of Pennsylvania, bounded and described more particularly as follows, to wit:

ON the north by said Chestnut Street, on the west by land now or late of L.H. Humphrey, on the south by Diamond Street and on the east by land now or late of Coatesville, Opera House Company, being 45 feet more or less in front on said Chestnut Street, and extending southwardly on the same width, between parallel lines a depth of 150 feet more or less to the north line of said Diamond Street.

TAX ID / Parcel No. 16-5-178

BEING the same premises which Hollis Properties, LLC by Deed dated 5-17-2007 and recorded 5-22-2007 in Chester County in Record Book 7166 Page 1013 conveyed unto Con-Lyn Properties of Pennsylvania, LLC, in fee.

ALL THAT CERTAIN message and lot of land with the hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and

described as follows:

BEGINNING in the south curb line of Main Street at a point 225 feet eastward from the east curb line of Strode Avenue; thence through the center of the division wall between the two brick houses erected on this lot and that immediately adjoining on the west, now or late of Sweeney, south 15 degrees 10 minutes east 195 feet to the north 74 degrees 50 minutes east 25 feet to a corner of land now or late of Thomas Williams; thence by the same north 15 degrees 10 minutes west 195 feet to the south curb line of Main Street; thence along same south 74 degrees 50 minutes west 25 feet to the place of beginning.

CONTAINING 4,875 square feet of land, be the same more or less.

BEING the same premises which Alphonso Jackson, Acting Secretary of the Housing and Urban Development by Deed dated 5-12-2004 and recorded 5-24-2004 in Chester County in Record Book 6164 Page 1665 conveyed unto Sean Henderson, in fee.

UPI #16-4-156

PLAINTIFF: Meridan Bank

VS

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

SALE ADDRESS: 220 E. Chestnut Street, Coatesville, PA 19320 and 234 W. Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **COLLEEN A. PRESTON, 610-436-4400**

SALE NO. 13-1-34

Writ of Execution No. 11-00152

DEBT \$210,048.45

ALL THAT CERTAIN lot or piece of ground situate in the Townships of West Brandywine and Wallace, County of Chester and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin in the middle of Manor Road; thence along the middle of said Manor Road, south 04 degrees 44 minutes east 421.8 feet to an iron pin in the middle of the said Manor Road; thence south 66 degrees 15 minutes west, 469.55 feet to a stake in the line of land of Reese H. Killian, thence along the land of said Reese H. Killian, north 21 degrees 07 minutes west, 566.7 feet to a stake; thence along the land of Elwood McLaughlin, north 62 degrees 13 minutes east, 603.2 feet to the place of beginning.

BEING known as: 1251 North Manor Road, West Brandywine (West Brandywine & Wallace Townships), PA 19344

PROPERTY ID No.: 29-02-0011

TITLE to said premises is vested in William R. Krauss and Susan M. Krauss, husband & wife, as tenants by the entirety by Deed from Francis P. McGarvey and Donna Marie Krauss McGarvey, husband & wife dated 12/01/2004 recorded 01/04/2005 in Deed Book 6379 Page 2261.

PLAINTIFF: PNC Bank

VS

DEFENDANT: **WILLIAM R. KRAUSS & SUSAN M. KRAUSS**

SALE ADDRESS: 1251 N Manor Rd, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **DANIEL SIEDMAN, 856-669-5400**

SALE NO. 13-1-35

Writ of Execution No. 12-03971

DEBT \$122,395.26

ALL THAT CERTAIN lot of land situate in City of Coatesville, Chester County, Pennsylvania:

BEING known as 432 Oak Street, Coatesville, PA 19320

PARCEL Number: 16-11-0023

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **RICHARD COLON**

SALE ADDRESS: 432 Oak St, Coatesville, PA 19320

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

SALE NO. 13-1-36

Writ of Execution No. 10-15335

DEBT \$1,090,616.79

ALL THAT CERTAIN lot or piece of ground situate in Pocopson Township, County of Chester and Commonwealth of Pennsylvania, as shown on a Final Plan of Brandywine Commons, dated July 9, 1993 and last revised September 22, 1995, prepared by Howard W. Doran, Inc., Registered Land Surveyor, Newtown Square, PA, and recorded as Plan #13131, being bounded and described as follows:

BEGINNING at a point on the westerly proposed right of way line of Pocopson Road (41.5 feet wide) SR 3023, LR 15083, said point being measured along the said right of way line from its intersection with the centerline of Kennett Square-Lenape State Road, SR 0052, LR 134,

1413.09 feet; thence from said point of beginning along the said right of way line of Pocopson Road south 12 degrees 21 minutes east 39.50 feet to a point in line of lands now or late of Sheeder T.P., #63-4-144; thence leaving said right of way and along last mentioned lands south 71 degrees 16 minutes 40 seconds west 618.00 feet to a point a corner dividing Lots 1 and 2; thence leaving lands of Sheeder and along line dividing Lots 1 and 2, north 28 degrees west 229.51 feet to a point; thence north 17 degrees east 33.94 feet to a point; thence north 62 degrees east 261.45 feet to a point in the southerly side of a proposed 50 foot wide driveway easement; thence by the same south 74 degrees 45 minutes 47 seconds east 460.00 feet to the point and place of beginning.

BEING Lot #1 on said Plan.

BEING Chester County UPI #63-4-143.1

SUBJECT to shared driveway maintenance agreement as recorded in Record Book 3948, Page 1931 et seq.

UNDER and subject to notes on recorded Plan #13131, including but not limited to the following:

“Joint maintenance agreement for Lots 1, 2 and 3 for the Common Driveway to be incorporated within the individual deeds. This agreement to include regular maintenance of said drive along with snow removal, mowing and replacing of topcoat. All property owners agree to indemnify and hold harmless the Township of Pocopson in any way related to the common drive. This Agreement to be placed in the Deed and to run with the land, its division, and this Agreement. This Agreement also to include Tax Parcel 63-4-141.1A.”

AND also all that certain lot or piece of ground situate in Pocopson Township, County of Chester and Commonwealth of Pennsylvania, as shown on a Final Plan prepared for Brandywine Commons, prepared by Howard W. Doran, Inc., Newtown Square, PA, dated June 26, 1996 and revised June 3, 1997 being bounded and described as follows:

BEGINNING at a point on the westerly side of Pocopson Road, LR 15083, SR 3023, said point being measured along the said side of Pocopson Road in a southerly direction from its intersection with the title line of Kennett Square-Lenape Road, LR 134, SR 0052; thence from said point of beginning along the said side of Pocopson Road, south 12 degrees 21 minutes east 56.42 feet to a point in line of lands of Lot 1; thence leaving said side of Pocopson Road and along line of Lot 1, north 74 degrees 45 minutes 47 seconds west

460.00 feet to a point, said last mentioned line being the southern side of a common driveway easement (50 feet wide) for use of Lots 1, 2 and 3; thence by same and leaving said easement south 62 degrees 00 minutes 00 seconds west 261.45 feet to a point; thence south 17 degrees 00 minutes west 33.94 feet to a point; thence south 28 degrees 00 minutes 00 seconds east 229.51 feet to a point in line of lands now or late of Sheeder, T.P., #63-4-144; thence by same south 71 degrees 16 minutes 40 seconds west 123.35 feet to a point; thence south 83 degrees 11 minutes 30 seconds west 215.04 feet to a point a corner of lands now or late of Marino, T.P. #63-4-138; thence by same north 37 degrees 04 minutes 30 seconds west 156.53 feet to a point a corner dividing Lots 2 and 3; thence by same and leaving line of lands of said Marino, north 15 degrees 19 minutes 06 seconds east 484.25 feet to a point in line of lands now or late of PECO, T.P. 63-4-427; thence along line of lands of PECO and along the northerly side of said 50 foot wide common driveway easement, south 74 degrees 40 minutes 54 seconds east 26.50 feet to a point; thence south 74 degrees 45 minutes 47 seconds east 866.41 feet to a point and place of beginning.

BEING Lot #2 of said Plan.

BEING Chester County UPI #63-4-143.

BEING the same premises which B.L. Marra & Son, Inc., by Indenture bearing the date of the 1st day of July, A.D., 1997 and recorded at West Chester in the Office for the Recording of Deeds, in and for the County of Chester on the 2nd day of July, A.D., 1997 in Record Book 4197, Page 1, granted and conveyed unto B.L. Marra & Son, Inc. (A PA Corp.), in fee.

PLAINTIFF: Public School Employees Retirement Board

VS

DEFENDANT: **B.L. MARRA & SON, INC.**

SALE ADDRESS: Lot #1 and Lot #2, Pocopson Road, Pocopson, PA 19366

PLAINTIFF ATTORNEY: **RACHEL M. COLANCECCO, 215-363-4494**

SALE NO. 13-137

Writ of Execution No. 12-05252

DEBT \$275,626.93

BY virtue of a Writ of Execution No. 12-05252

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 239 Spring Run Lane,

Downingtown, PA 19335-4409
 UPI No. 33-4J-81
 IMPROVEMENTS thereon: residential
 dwelling
 JUDGMENT amount: \$275,626.93
 PLAINTIFF: JPMorgan Chase Bank
 National Association
 VS
 DEFENDANT: **JAMES & CHRISTI-
 NA STELLMAN**
 SALE ADDRESS: 239 Spring Run Ln,
 Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **ROBERT
 W. CUSICK, 215-563-7000**

SALE NO. 13-1-38
Writ of Execution No. 12-00132
DEBT \$175,919.34

BY virtue of a Writ of Execution No.
 12-00132
 OWNER(S) of property situate in the
 Borough of Spring City, Chester County,
 Pennsylvania, being 306 Broad Street, Spring City,
 PA 19475-1703
 UPI No. 14-4-314
 IMPROVEMENTS thereon: residential
 dwelling
 JUDGMENT amount: \$175,919.34
 PLAINTIFF: GMAC Mortgage LLC
 VS
 DEFENDANT: **DANIEL G.
 DONATELLI, JR.**
 SALE ADDRESS: 306 Broad Street,
 Spring City, PA 19475
 PLAINTIFF ATTORNEY: **CHRISO-
 VALANTE P. FLIAKOS, 856-482-1400**

SALE NO. 13-1-39
Writ of Execution No. 12-05559
DEBT \$200,097.31

BY virtue of a Writ of Execution No.
 12-05559
 OWNER(S) of property situate in the
 Borough of Parkesburg, Chester County,
 Pennsylvania, being 108 East 1st Avenue,
 Parkesburg, PA 19365-1238
 UPI No. 8-4-113
 IMPROVEMENTS thereon: residential
 dwelling
 JUDGMENT amount: \$200,097.31
 PLAINTIFF: JPMorgan Chase Bank
 National Association
 VS
 DEFENDANT: **HEBERT W.**

WOODS
 SALE ADDRESS: 108 E 1st Ave,
 Parkesburg, PA 19365
 PLAINTIFF ATTORNEY: **ROBERT
 W. CUSICK, 215-563-7000**

SALE NO. 13-1-40
Writ of Execution No. 12-04868
DEBT \$132,655.09

BY virtue of a Writ of Execution No.
 2012-04868
 OWNER(S) of property situate in the
 Township of North Coventry, Chester County,
 Pennsylvania, being 1019 Riverside Drive a/k/a
 1019 Riverside Ave, Pottstown, PA 19465
 UPI No. 17-4E-32
 IMPROVEMENTS thereon: residential
 dwelling
 JUDGMENT amount: \$132,655.09
 PLAINTIFF: CU Members Mortgage
 VS
 DEFENDANT: **CHRISTOPHER M.
 SHIFFLETT**
 SALE ADDRESS: 1019 Riverside Dr,
 Pottstown, PA 19465
 PLAINTIFF ATTORNEY: **ALLISON
 WELLS, 215-563-7000**

SALE NO. 13-1-41
Writ of Execution No. 12-04877
DEBT \$162,224.20

BY virtue of a Writ of Execution No.
 2012-04877
 OWNER(S) of property situate in the
 City of Coatesville, Chester County, Pennsylvania,
 being 152 Harlan Drive, Coatesville, PA 19320-
 3130
 UPI No. 16-5-7
 IMPROVEMENTS thereon: residential
 dwelling
 JUDGMENT amount: \$162,224.20
 PLAINTIFF: H&R Block Bank FSB
 VS
 DEFENDANT: **ALISA HINES**
 SALE ADDRESS: 152 Harlan Dr,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **ALLISON
 WELLS, 215-563-7000**

SALE NO. 13-1-42
Writ of Execution No. 12-04930
DEBT \$132,440.90

BY virtue of a Writ of Execution No.

12-04930

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 224 Autumn Hill Drive, a/k/a 300 Autumn Hill Drive, Oxford, PA 19363-2104

UPI No. 69-7-53.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$132,440.90

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ROBERT M. ROBY**

SALE ADDRESS: 224 Autumn Hill Drive aka 300 Autumn Hill Dr, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ALLISON****WELLS, 215-563-7000****SALE NO. 13-1-43****Writ of Execution No. 08-03112****DEBT \$344,523.93**

BY virtue of a Writ of Execution No. 08-03112

OWNER(S) of property situate in the Township of Uwchlan, Chester County, Pennsylvania, being 2904 Trinity Court, Chester Springs, PA 19425-8746

UPI No. 33-2-338

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$344,523.93

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **KIMBERLY DEL-LACROCE**

SALE ADDRESS: 2904 Trinity Court, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **ANDREW****LEONARD SPIVACK, 215-563-7000****SALE NO. 13-1-44****Writ of Execution No. 12-04340****DEBT \$470,581.78**

BY virtue of a Writ of Execution No. 12-04340

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 512 Susan Drive, West Chester, PA 19380-3850

UPI No. 52-2-64.7A

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$470,581.78

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: **TIMOTHY S. BREWER**

SALE ADDRESS: 512 Susan Drive, West Chester, PA 19380

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

SALE NO. 13-1-45**Writ of Execution No. 12-04966****DEBT \$435,698.32**

BY virtue of a Writ of Execution No. 12-04966

OWNER(S) of property situate in Highland Township, Chester County, Pennsylvania, being 62 Boro Line Road, Parkesburg, PA 19365-9201

PARCEL No. 1: 45-1-11.

PARCEL No. 2: 45-1-11.9

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$435,698.32

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **KAREN LYNN & CHESTER A. TAYLOR**

SALE ADDRESS: 62 Boro Line Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **MATTHEW BRUSHWOOD, 215-563-7000**

SALE NO. 13-1-46**Writ of Execution No. 10-11359****DEBT \$254,765.57**

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

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

UPI No. 41-6K-123

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$254,765.57

PLAINTIFF: BAC Home Loans

Servicing (FKA)

VS

DEFENDANT: **MARVIN SWINE-HART**

SALE ADDRESS: 1010 Queen Dr, West Chester, PA 19380

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

SALE NO. 13-1-47
Writ of Execution No. 12-01543
DEBT \$165,590.68

BY virtue of a Writ of Execution No. 12-01543

OWNER(S) of property situate in the Township of East Goshen, Chester County, Pennsylvania, being 628 Summit House, West Chester, PA 19382-6564

UPI No. 53-6-1526.28H

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$165,590.68

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **ERIK K. SALZINGER and VIESHA K. CUSAMANO**

SALE ADDRESS: 628 Summit House, West Chester, PA 19382

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

SALE NO. 13-1-48
Writ of Execution No. 09-14428
DEBT \$228,305.50

BY virtue of a Writ of Execution No. 09-14428

OWNER(S) of property situate in the Township of London Grove, Chester County, Pennsylvania, being 465 Rosehill Road, West Grove, PA 19390-9732

UPI No. 59-8-147

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$228,305.50

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

VS

DEFENDANT: **JOHN T. BOBER-ICK**

SALE ADDRESS: 465 Rosehill Rd, West Grove, PA 19390

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

SALE NO. 13-1-49
Writ of Execution No. 12-00194
DEBT \$185,288.17

BY virtue of a Writ of Execution No. 12-00194

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

Pennsylvania, being 35 Innisbrook Lane, Coatesville, PA 19320-5915

UPI No. 38-2L-5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$185,288.17

PLAINTIFF: US Bank National Association (SUCC Trustee) DBA Bank of America NA (SUCC TRUSTEE) DBA LaSalle Bank NA (Trustee) DBA Certificateholders of the MLMI Trust, Mortgage...

VS

DEFENDANT: **BENJAMIN D. REEDER and MICHELE A. BUONO**

SALE ADDRESS: 35 Innisbrook Lane, Coatesville, PA 19320

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

SALE NO. 13-1-50
Writ of Execution No. 12-04964
DEBT \$193,310.34

BY virtue of a Writ of Execution No. 12-04964

OWNER(S) of property situate in West Nottingham Township, Chester County, Pennsylvania, being 471 West Christine Road, West Nottingham, PA 19362-9759

UPI No. 68-2-40.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$193,310.34

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **S. WILLIAM & AMY LYNN GRAY**

SALE ADDRESS: 471 West Christine Rd, Nottingham, PA 19362

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

SALE NO. 13-1-51
Writ of Execution No. 08-04306
DEBT \$707,280.01

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

BEING known as 339 Croton Road, Wayne, PA 19087

PARCEL Number: 43-11C-0065.100

IMPROVEMENTS: residential property

PLAINTIFF: The Bank of New York (Trustee)

VS
 DEFENDANT: **BRIAN &
 FRANCINE LINCICOME**
 SALE ADDRESS: 339 Croton Rd,
 Wayne, PA 19087
 PLAINTIFF ATTORNEY: **DANIEL
 GEORGE SCHMIEG, 215-563-7000**

SALE NO. 13-1-52
Writ of Execution No. 02-04307
DEBT \$126,478.67

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

BEING known as 122 Lambeth Court,
 Downingtown, PA 19335

PARCEL Number: 30-2N-115
 IMPROVEMENTS: residential proper-

ty

PLAINTIFF: Unknown Requestor
 VS
 DEFENDANT: **AUGUSTINA IYARE**

OSAGHAE
 SALE ADDRESS: 122 Lambeth Court,
 Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **ANDREW
 LEONARD SPIVACK, 215-563-7000**

SALE NO. 13-1-53
Writ of Execution No. 11-11384
DEBT \$301,876.93

BY virtue of a Writ of Execution No.
 11-11384

OWNER(S) of property situate in the
 Township of Franklin, Chester County,
 Pennsylvania, being 103 Scotts Glen Road,
 Lincoln University, PA 19352-1226

UPI No. 72-4H-52
 IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$301,876.93
 PLAINTIFF: Wells Fargo Bank NA
 VS

DEFENDANT: **WILLIAM &
 THERESA BIDDLE**
 SALE ADDRESS: 103 Scotts Glen
 Road, Lincoln University, PA 19352
 PLAINTIFF ATTORNEY: **MELISSA
 JUSTINE CANTWELL, 215-563-7000**

SALE NO. 13-1-54
Writ of Execution No. 07-06561
DEBT \$221,902.28

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

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

UPI No. 33-2-427.6
 IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$221,902.28
 PLAINTIFF: Unknown Requestor
 VS

DEFENDANT: **GUSTAVO D. &
 SUSAN LISCHUK**
 SALE ADDRESS: 4106 Franklin Ct,
 Chester Springs, PA 19425
 PLAINTIFF ATTORNEY: **JOHN M.
 KOLESNUK, 215-563-7000**

SALE NO. 13-1-55
Writ of Execution No. 11-04422
DEBT \$326,345.24

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

OWNER(S) of property situate in the
 Township of West Bradford, Chester County,
 Pennsylvania, being 1113 Margaret Drive,
 Coatesville, PA 19320-4722

UPI No. 50-4-31.2
 IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$326,345.24
 PLAINTIFF: Sovereign Bank
 VS

DEFENDANT: **MICHAEL & MAR-
 LENE PATRONE**
 SALE ADDRESS: 1113 Margaret
 Drive, Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **JOSHUA I.
 GOLDMAN, 215-563-7000**

SALE NO. 13-1-56
Writ of Execution No. 11-11779
DEBT \$141,667.14

BY virtue of a Writ of Execution No.
 11-11779

OWNER(S) of property situate in the
 Township of East Goshen, Chester County,
 Pennsylvania, being 1706 Cricket Lane, West
 Chester, PA 19380-6484

UPI No. 53-4-532
 IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$141,667.14

PLAINTIFF: The Bryn Mawr Trust
Company
VS
DEFENDANT: **DANIEL & BAR-
BARA FLYNN**
SALE ADDRESS: 1706 Cricket Lane,
West Chester, PA 19380
PLAINTIFF ATTORNEY: **ALLISON
WELLS, 215-563-7000**

SALE NO. 13-1-57
Writ of Execution No. 08-12674
DEBT \$604,632.25

BY virtue of a Writ of Execution No.
08-12674

OWNER(S) of property situate in the
Township of New Garden, Chester County,
Pennsylvania, being 103 Muirfield Court,
Avondale, PA 19311-1444

UPI No. 60-4-120

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$604,632.25

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **EILEEN & GERALD**

ROSE

SALE ADDRESS: 103 Murfield Court,
Avondale, PA 19311

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

SALE NO. 13-1-58
Writ of Execution No. 11-08245
DEBT \$97,192.53

ALL THAT CERTAIN tract of land
known as Lot #13 on a Plan of Lots of Elizabeth
Doan Moore, known as "Meadow View" situated
in Caln Township, Chester County, Pennsylvania,
bounded and described according to a survey made
by J. W. Harry, C.E., July 26, 1948, as follows:—

BEGINNING at a point in the Kings
Highway in said Township, said point being the
northeast corner of Lot #14 on said Plan; thence
along in the Kings Highway south seventy-six
degrees east (s. 76° E.) one hundred five and three
hundred seventeen one-thousandths (105.317) feet
to a point, the northwest corner of Lot #12 on said
Plan; thence along said Lot #12 south four degrees
seventeen minutes east (S. 4° 17' E.) two hundred
(200) feet to a point in line of other land now or
late of Elizabeth Doan Moore; thence along the
same north seventy-six degrees west (N. 76° W.)

one hundred five and three hundred seventeen one-
thousandths (105.317) feet to a point the southeast
corner of said Lot #14; thence along said Lot #14
north four degrees seventeen minutes west (N. 4°
17' W.) two hundred (200) feet to the point and
place of beginning.

CONTAINING twenty thousand
(20,000) square feet of land, be the same more or
less.

TITLE to said premises is vested in
Howard B. Robb and Laura J. Robb by Deed from
Nicholas Dmytryk and Patricia Marie Dmytryk,
his wife, dated March 1, 1966 and recorded March
3, 1966 in Deed Book W-36, Page 505.

ON February 1, 2011, Laura J. Robb
departed this life. No estate or administration has
been opened as a result of the demise of Laura J.
Robb.

PREMISES being known as: 1218 East
Kings Highway, Coatesville, Pennsylvania 19320.

TAX I.D. #: 36-03-0065.010

PLAINTIFF: Onewest Bank, FSB
DBA Financial Freedom

VS

DEFENDANT: **SORAYDA ORTIZ**

SALE ADDRESS: Known Surviving
Heir of Laura J. Robb, 1218 East Kings Highway,
Coatesville, PA 19320

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

SALE NO. 13-1-59
Writ of Execution No. 12-05564
DEBT \$429,601.30

BY virtue of a Writ of Execution No.
12-05564

OWNER(S) of property situate in the
Township of Westtown, Chester County,
Pennsylvania, being 1023 Dunvegan Road, West
Chester, PA 19382-7101

UPI No. 67-4-28-63

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$429,601.30

PLAINTIFF: Bank of America

VS

DEFENDANT: **YUN SENG & KUM**

JA RA

SALE ADDRESS: 1023 Dunvegan
Road, West Chester, PA 19382

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