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**Chester County, Pennsylvania**

**Sheriff Sale of Real Estate**

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**Thursday, April 16, 2009 @ 11 AM**

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**ADDENDUM**

**CONDITIONS OF SALE**

Conditions of sale of all the estate, right, title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 16th day of April, 2009 at 11 AM.

1st. The highest and best bidder, by a fair and open bid, shall be the purchaser.

2nd. Ten percent of the purchase money shall be paid to the Sheriff at the time of sale. The balance of the purchase money must be paid to the Sheriff at her office in West Chester, within twenty-one (21) days from the date of sale without any demand being made by the Sheriff therefor.

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but he shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff advises that her office will insist upon compliance with the conditions of sale as advertised and announces and, in the event that the purchase money is not paid within twenty-one (21) days from the date of sale, the Sheriff may forthwith, and without further notice cause the premises again to be advertised for sale and shall look to the defaulting bidder for the payment of all costs occasioned by the re-advertised sale. BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER,, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, APRIL 16th, 2009 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED 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, APRIL 16th, 2009 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 COURTHOUSE ANNEX, 17 N. CHURCH STREET, A SCHEDULE OF DISTRIBUTION ON MONDAY, MAY 18, 2009. 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 PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE THEREOF MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

**SALE NO. 07-1-40**  
**Writ of Execution No. 05-03563**  
**DEBT \$54,635.83**

ALL THAT CERTAIN message and lot of land, situate on the northeasterly side of Nutt Road, between Callowhill Street and Paradise Street in the Sixth Ward of the Borough of Phoenixville, Chester County, Pennsylvania, bounded and described according to a survey made by Messrs. Hiltner and Hitchcock, C.E. February 1929, as follows, to wit:

BEGINNING at a point on the northeasterly side of Nutt Road, at a distance of 223 feet from the intersection of the northeasterly property line of Nutt Road, with the northwesterly property line of Callowhill Street, and at a corner of lot no. 3, as laid out on the map of the Nutt Road lots of Julius Ardes, Sr.; thence along the said side of Nutt Road, north 59 degrees 51 minutes west, a distance of 41 feet to lot no. 5; thence along the southeasterly side of lot no. 5 north 30 degrees 9 minutes east, 142.48 feet to the southwesterly side of Center Street; thence along the southwesterly side of Center Street, south 59 degrees 51 minutes east, 41 feet to a corner of lot no. 3; thence along the northwesterly side of lot no. 3, south 30 degrees 9 minutes west, a distance of 142.48 feet to the place of beginning.

CONTAINING 5,841.68 square feet of land be the same, more or less.

BEING UPI no. 15-8-34

IMPROVEMENTS: Residential dwelling

BEING the same premises which Richard A. Hartsock by his duly appointed attorney in fact, Mary Ann Hartsock, by POA dated 12/20/1986, and Mary Ann Hartsock, husband and wife, by indenture bearing date 12/23/1986 and recorded 12/24/1986 in the Office of the Recorder of Deeds, in and for the County of Chester in record book 569 page 77 etc., granted and conveyed unto John J. Trombetti, in fee.

PLAINTIFF: Emigrant Mortgage Co., Inc.

VS  
 DEFENDANT: **DONNA T. PIERSON**  
 SALE ADDRESS: 615 Nutt Road, Phoenixville, PA 19460  
 PLAINTIFF ATTORNEY: **MORTON R. BRANZBURG, 215-568-6060**

**SALE NO. 09-1-1**  
**Writ of Execution No. 08-06945**  
**DEBT \$217,556.81**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Brandywine Township, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan of Landmark Homes, Inc., made by Berger and Hayes, Inc., Thorndale, PA., dated 2/20/75 as follows, to wit:

BEGINNING at a point on the easterly side of Landover Road, 50.00 feet wide as shown on said plan, which point is measured the 3 following courses and distances from a point of curve on the easterly side of Fraser Road as shown on said Plan: (1) on a line curving to the left having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent; (2) south 82 degrees 11 minutes 35 seconds east 160.72 feet to a point of curve; (3) on a line curving to the right having a radius of 250.00 feet the arc distance of 392.70 feet to the said beginning point; thence extending from said beginning and through the bed of a 20 feet wide sewer easement, south 82 degrees 11 minutes 35 seconds east 350.00 feet to a point; thence extending south 07 degrees 48 minutes 25 seconds west crossing over a walk easement 262.26 feet to a point; thence north 82 degrees 11 minutes 35 seconds west 350.00 feet to a point on the easterly side of Landover Road; thence extending along same north 07 degrees 48 minutes 25 seconds east 287.50 feet to the first mentioned point and place of beginning.

CONTAINING 103,096 square feet of land be the same more or less.  
 BEING Lot #9 as shown on the above mentioned plan.  
 BEING UPI #29-7-131.19.  
 BEING known as: 76 Landover Drive (West Brandywine Township) Coatesville, PA 19320  
 PROPERTY ID No.: 29-07-0131.190

TITLE to said premises is vested in Richard T. Bensing by deed from Teddy G. Bowman, Sr. and Nancy J. Bowman, husband and wife dated 6/30/05 recorded 7/18/05 in deed book 6552 page 89.

PLAINTIFF: U.S. Bank National Trust Association, as Trustee for the Structured Asset Securities Corporation, Series 2005-OPT1

VS  
 DEFENDANT: **RICHARD T. BENSING**

SALE ADDRESS: 76 Landover Drive, Coatesville, Pa.

PLAINTIFF ATTORNEY:  
**CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 09-1-13**  
**Writ of Execution No. 08-06102**  
**DEBT \$313,663.78**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, shown as Lot No. 3, on Plan of east section "C" of Cedarcroft, for Cedarcroft, Incorporated, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated May 7, 1953, and last revised December 16, 1955, being bound and described as follows, to wit:

BEGINNING at a point, the intersection of the center line of Unicorn Lane, as laid out 33 feet wide, with the center line of Potter Drive, as laid out 33 feet wide; thence extending along the center line of said

Unicorn Lane, south 56 degrees 8 minutes east, 193.59 feet to a point; thence leaving said center line of Unicorn Lane, south 32 degrees 37 minutes 45 seconds west, 26.47 feet to a point, thence north 41 degrees 22 minutes west 257.21 feet to a point in the center line of said Potter Drive; thence by the same by the following 2 courses and distances (1) north 54 degrees 7 minutes east 99.12 feet to a point of curve; and (2) on the arc of a circle of 284.11 feet, radius curving northeastwardly in the counterclockwise direction an arc distance of 69. feet to the first mentioned point or place of beginning.

BEING registry parcel no. 61-8-59

PLAINTIFF: HSBC Bank USA, N.A. as Trustee for Opteum Mortgage Acceptance Corporation, Asset Backed Pass-Through Certificates, Series 2005-5

VS  
 DEFENDANT: **ELAINE F. FORNARIO and THOMAS C. FORNARIO**

SALE ADDRESS: 711 Potter Drive, Kennett Square, Pa.

PLAINTIFF ATTORNEY:  
**CHRISTOPHER A. DeNARDO, 610-278-6800**

**SALE NO. 09-1-16**  
**Writ of Execution No. 07-02118**  
**DEBT \$122,494.67**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in East Vincent Township, Chester County and State of Pennsylvania, bounded and described according to a Plan prepared for Genesco Construction Co. by Charles E. Kehs, dated January 9, 1979 and last revised March 29, 1979, as follows, to wit:

BEGINNING at a point on the southeast side of Bridge Street (ultimately 80 feet wide) at a corner of Lot No. 5 on said Plan, said point being located the 2 following courses and distances from a point on the

title line in the bed of Bridge Street, marking the corner of lands of Audrey R. and Eugene Falasco: (1) south 46 degrees, 16 minutes 33 seconds east, 40 feet to a point on the said side of Bridge Street and (2) south 43 degrees, 43 minutes, 27 seconds west, 200 feet; thence extending from said point of beginning, leaving the said side of Bridge Street and along Lot No. 5 on said Plan, south 46 degrees, 16 minutes, 33 seconds east, 498.44 feet to a point; thence extending still along Lot No. 5, south 43 degrees, 43 minutes, 27 seconds west, 175 feet to a corner of Lot No. 3 on said Plan; thence extending along the same, north 46 degrees, 16 minutes, 33 seconds west, 498.44 feet to a point on the southeast side of Bridge Street; thence extending along the same, north 43 degrees, 43 minutes, 27 seconds east, 175 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said Plan.

CONTAINING 2.0025 acres of land, more or less

PARCEL No. 21-5-87-.2A

BEING the same premises which Andrew Meccariello, by Indenture dated November 25, 1997 and recorded December 2, 1997 in the Office for the Recorder of Deeds in and for the County of Chester in Deed Book 4266 Page 1226, granted and conveyed unto Barbara Hartz, in fee.

PLAINTIFF: LaSalle Bank National Association, as Trustee for the registered holders of the Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC10

VS

DEFENDANT: **STEVEN C. HART and BARBARA HARTZ**

SALE ADDRESS: 1244 West Bridge Street, Spring City, Pa.

PLAINTIFF ATTORNEY:  
**CHRISTOPHER A. DeNARDO, 610-278-6800**

**SALE NO. 09-1-22**

**Writ of Execution No. 08-03207**

**DEBT \$67,953.75**

ALL THAT CERTAIN lot or piece of land with a frame dwelling erected thereon, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Charlestown and Chester Avenues, bounded on the south by Chester Avenue, on the east by York Street, on the north by the northern half of Lot No. III (as per Plot of town lots laid out by Miller and Latshaw) now lands of Sarah E. Brownback and now conveyed to Peter E. Force and on the west by Charlestown Avenue, which said Avenue is laid out 50 feet wide, being twenty-five feet front on the said Charlestown Avenue and extending back of said width in parallel lines from a point 25 feet distance from the center of Charlestown Avenue for the distance of 200 feet to York Street.

TAX PARCEL #15-12-226

PROPERTY ADDRESS: 824 West Bridge Street, Phoenixville, PA 19460  
IMPROVEMENTS: A residential dwelling

SOLD AS THEPROPERTY OF:  
MICHAEL A. KRUEGER and KAREN L. KRUEGER

PLAINTIFF: U.S. Bank National Association as Trustee for Pa Housing Finance Agency

VS

DEFENDANT: **MICHAEL A. KRUEGER and KAREN L. KRUEGER**

SALE ADDRESS: 824 West Bridge Street, Phoenixville, Pa.ss

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

**SALE NO. 09-1-26**

**Writ of Execution No. 01-01290**

**DEBT \$83,651.44**

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, situate on the north side of Mary Street and known as Lot #77-A and being a part of Lot #77, on a Plan of Coatesville Heights, in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made September 11, 1957 by C. Timothy Slack, P.E., as follows:

BEGINNING at a point in the center line of Mary Street (33 feet wide) said point also being a corner of Lot #75; thence leaving the center line of Mary Street and along Lot #75, passing over an iron pipe set 16.50 feet therefrom north 1 degree 12 minutes east 185.35 feet to an iron pipe in line of Lot #8 on said plan, said point also being a corner of Lot #75; thence along Lot #8 and then along Lot #9, south 76 degrees 42 minutes east 61.36 feet to an iron pipe and a corner of Lot #77B; thence along Lot #77B, south 1 degree 12 minutes west 172.49 feet to a point in the center line of Mary Street and passing over an iron pipe set 16.50 feet therefrom, said point also being a corner of Lot #77B; thence along the center line of Mary Street, north 88 degrees 48 minutes west 60 feet to the place of beginning.

CONTAINING 10,733.88 square feet of land, be the same more or less.

BEING known as 77A Mary Street n/k/a 79 Mary Street, Coatesville, PA 19320

BEING the same premises which Vanessa E. Deveaux, Administratrix of the Estate of George Griffin, deceased, et al., by Deed dated October 28, 1988 and recorded October 31, 1988 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 1330, Page 348, granted and conveyed unto Vanessa E. Deveaux and Steven Deveaux, her husband.

UNDER and subject to certain building restrictions as of record.

PARCEL No. 38-2M-15

IMPROVEMENTS: Residential property

PLAINTIFF: The Chase Manhattan Bank, as trustee of IMC Home Equity Loan 1997-2 under the Pooling and Servicing Agreement dated as of 3/1/97

VS

DEFENDANT: **STEVEN DEVEAUX and VANESSA E. DEVEAUX**

SALE ADDRESS: 77A Mary Street n/k/a 79 Mary Street, Coatesville, Pa.

PLAINTIFF ATTORNEY: **GRE-GORY JAVARDIAN, 215-942-9690**

**SALE NO. 09-1-29**

**Writ of Execution No. 08-06794**

**DEBT \$83,354.18**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Hereditaments and appurtenances, situate in the City of Coatesville, County of Chester and State of Pennsylvania, described according to a Plan of Poplar Heights Subdivision, FJZ Development Inc., made by Chesterland Associates, Inc., West Chester, PA dated 8/4/1989 and last revised 3/27/1990 which is recorded in Plan No. 10374 as follows, to wit:

BEGINNING at a point on the northwesterly side of Coates Street, a corner of Lot 12, as shown on said plan; thence extending from said beginning point, and along the northwesterly side of Coates Street, south 80 degrees 11 minutes west, 14.16 feet to a point; thence leaving same north 9 degrees 49 minutes west crossing a sanitary sewer easement 81 feet to a point on the southeasterly side of Johnson Alley; (20 feet wide); thence extending along same north 80 degrees 11 minutes east 14.16 feet to a point; thence leaving said alley south 9 degrees 49 minutes east recrossing the afore-said easement 81 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 as shown on said plan.

TITLE to said premises is vested in Stephanie Jacks, by Deed from William A. Doyle, III, dated 06/11/2003, recorded 06/20/2003 in Book 5749, page 573.

TAX Parcel #16-2-358

BEING known as the premises of 851 Coates Street, Coatesville, PA 19320 RESIDENTIAL property TO be sold as the property of Stephanie Jacks

SEIZED in execution as the property of Stephanie Jacks on Judgment No. 08-06794

PLAINTIFF: U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-8

VS

DEFENDANT: **STEPHANIE JACKS**

SALE ADDRESS: 851 Coates Street, Coatesville, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-1-30**

**Writ of Execution No. 08-06051**

**DEBT \$196,926.14**

ALL THAT CERTAIN tract of land, situate in West Nantmeal Township, Chester, County, Pennsylvania, bounded and described as follows, to wit

BEGINNING at the northeast corner thereof, a point in or near the middle of the public road leading from formerly Lewis Mitts to Brandywine Church, it being a corner of land of the said John E. Pfhler and land of Howard Greist, thence extending along in the said road by land of William F. Browell, south four degrees and thirty minutes east, 120 feet to a point in said road, thence leaving the road, by land retained by John E. Pfahler, south eighty-nine degrees and forty minutes west 207 feet to an iron pin, thence by the same, north four degrees and thirty minutes west 120 feet to an iron pin on line of land of Howard Greist, thence by said land, north eighty-nine degrees and

forty minutes east, 207 feet to the place of beginning.

CONTAINING 91.3 perches.

TITLE to said premises is vested in Alan R. Shingle and Lisa Shingle, by Deed from Vickie L. Nunemaker, dated 04/29/2004, recorded 05/05/2004, in Deed Book 6143, page 2144.

TAX Parcel #23-6-12.8

BEING known as the premises of 277 Killian Road, Honeybrook, PA 19344

RESIDENTIAL property

TO be sold as the property of Alan R. Shingle and Lisa Shingle

SEIZED in execution as the property of Alan R. Shingle and Lisa Shingle on Judgment No. 08-06051

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **ALAN R. SHINGLE and LISA SHINGLE**

SALE ADDRESS: 277 Killian Road, Honeybrook, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-1-32**

**Writ of Execution No. 08-06790**

**DEBT \$80,461.31**

ALL THAT CERTAIN tract of land with the dwelling house erected thereon, hereditaments and appurtenances, known as No. 26 Oak Street, situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Oak Street distance 253.64 feet, measured along the said center line the bearing of which is north 89 degrees 1 minutes 30 seconds east from its intersection with the center line of South First Avenue; thence along the said center line of Oak Street north 89 degrees 1 minute 30 seconds east, 30 feet to a new corner; thence along the line of remaining land of Mark Sugarman and Ada Sugarman south 58 minutes 30 seconds east,

**SALE NO. 09-1-33**

**Writ of Execution No. 08-05490**

**DEBT \$260,640.31**

ALL THAT CERTAIN tract of land, with the hereditaments and appurtenances thereon erected, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, designated as Lot 24, on a Plan of Lots known as Baker Estates, dated 04/10/1967 and last revised 10/10/1967, by DeArmit and Hayes, Consulting Engineers and Surveyors, and recorded 11/08/1967, in Plan Book 27 page 24, bounded and described, as follows, to wit:

BEGINNING at a point, on the south right-of-way line of Baker Lane (being 50 feet wide, in width), a corner of Lot 23; thence, from said point of beginning, and along Lot 23, south 09 degrees 15 minutes 13 seconds west, 332.38 feet, to a point, on a 20 feet sanitary sewer easement, and in line of lands, now or late, of James W. Creamer, Jr.; thence, along the said sanitary sewer easement and land of the aforementioned Creamer, Jr., north 80 degrees 44 minutes 47 seconds west, 117.77 feet, to a point, a corner of Lot 25; thence, along Lot 25, north 09 degrees 15 minutes 13 seconds east, 309.36 feet, to a point, on the aforementioned south right-of-way line of Baker Lane; thence along the south right-of-way of Baker Lane, north 88 degrees 11 minutes 35 seconds east, 120.00 feet, to the first mentioned point and place of beginning.

UNDER and subject to certain rights, easements and restrictions as may now appear of record.

CONTAINING 37,789 square feet of land, be the same, more or less.

BEING known as 406 Baker Lane. BEING Chester County UPI #39-

4-151

BEING the same premises which John T. Mc Nerney, Jr. and Marilyn C. Mc Nerney, by Deed dated December 17, 2003 and recorded December 26, 2003, in Chester County, in Record Book 6021 page

258 feet to a new corner; thence continuing along the line of remaining land of Mark Sugarman and Ada Sugarman south 89 degrees 1 minute 30 seconds west, 30 feet to a new corner; thence continuing along the line of remaining land of Mark Sugarman and Ada Sugarman and passing along the center line of the middle dividing partition wall of a double dwelling house the westerly half of which is on land herein conveyed north 58 minutes 30 seconds west, 258 feet to the point of beginning.

CONTAINING 7,740 square feet of land, be the same more or less.

BEING known as the premises of 26 Oak Street, Coatesville, Pa. 19320.

BEING the same premises which Carolyn. B. Welsh, Sheriff of the County of Chester, by Deed pool dated October 15, 2003 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 5941 page 527 &c., granted and conveyed unto RST Partners or assignee, in fee.

BEING Parcel #16-10-171

TITLE to said premises is vested in Stephanie Jacks, by Deed from RST Partners, dated 03/03/2004, recorded 03/09/2004 in Book 6086, page 926.

TAX Parcel #16-10-171

BEING known as the premises of 26 Oak Street, Coatesville, PA 19320

RESIDENTIAL property

TO be sold as the property of Stephanie Jacks

SEIZED in execution as the property of Stephanie Jacks on Judgment No. 08-06790

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston MBS Heat

VS

DEFENDANT: **STEPHANIE JACKS**

SALE ADDRESS: 26 Oak Street, Coatesville, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

531, granted and conveyed unto Sarah Simon, in fee.

TITLE to said premises is vested in Shawn A. Cox and Maria A. Latour-Cox, h/w, by Deed from Sarah Simon, dated 06/14/2005, recorded 08/17/2005, in Deed Book 6587, page 1106.

NOTE: See pending divorce for current owners

TAX Parcel #39-4-151

BEING known as the premises of 406 Baker Lane, Coatesville, PA 19320

RESIDENTIAL property

TO be sold as the property of Shawn A. Cox and Maria A. Latour-Cox

SEIZED in execution as the property of Shawn A. Cox and Maria A. Latour-Cox on Judgment No. 08-05490

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **SHAWN A. COX and MARIA A. LATOUR-COX**

SALE ADDRESS: 406 Baker Lane, Coatesville, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-1-34**

**Writ of Execution No. 08-07286**

**DEBT \$261,919.50**

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

SITUATE in the Township of East Goshen, County of Chester and State of Pennsylvania, described according to a Subdivision Plan entitled Supple Valley Farm, prepared by SCR Incorporated, dated 4/3/1974 recorded in Chester County Plan Book 58 page 2, last revised 8/21/1974, as follows:

BEGINNING at a point on the northwesterly side of Strasburg Road (L.R. 15098) (50 feet wide) a corner of this land and Lot No. 98, as shown on said Plan, which point is measured the 2 following

courses and distances from a point of curve on the southwesterly side of Reservoir Road (50 feet wide); (1) leaving Reservoir Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 45.82 feet to a point of tangent on the said northwesterly side of Strasburg Road and (2) south 85 degrees, 1 minute west, along said side thereof, 228.62 feet to the point of beginning; thence extending from said point of beginning, south 85 degrees, 1 minute west, continuing along said side of Strasburg Road, 150 feet to a point, a corner of Lot No. 96, as shown on said Plan; thence extending north 4 degrees, 59 minutes west along line of Lot No. 96, 200 feet to a point corner in line of Open Space Parcel 'D', as shown on said Plan; thence extending south 76 degrees, 32 minutes, 53 seconds east along line of said Open Space, 158.11 feet to a point, a corner of Lot No. 98, as shown on said Plan; thence extending south 4 degrees, 59 minutes east, along line of Lot No. 98, 150 feet to a point, a corner on the aforesaid northwesterly side of Strasburg Road, the first mentioned point and place of beginning.

BEING Lot No. 97 as shown on said Plan.

BEING No. 1341 East Strasburg Road

BEING UPI #53-6B-63

TITLE to said premises is vested in Leon Collins and Jami Collins, h/w, by Deed from Thomas Logue and Frances Logue, h/w, dated 11/30/2001, recorded 12/13/2001 in Book 5141, Page 1065.

TAX Parcel #53-6B-63

BEING known as the premises of 1341 East Strasburg Road, West Chester, PA 19380

RESIDENTIAL property

TO be sold as the property of Jami Collins and Leon Collins

SEIZED in execution as the property of Jami Collins and Leon Collins on Judgment No. 08-07286

PLAINTIFF: Chase Home Finance LLC, A/B/M to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: **JAMI COLLINS and LEON COLLINS**

SALE ADDRESS: 1341 East Strasburg Road, West Chester, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-1-38**

**Writ of Execution No. 08-02395**

**DEBT \$290,115.63**

ALL THAT CERTAIN tract of ground with the improvements thereon erected being Lot No. 1 on Plan of Property owned by Raymond L. Cashel, known as Rocky Glen, situate in Elk Township, Chester County, Pennsylvania, more fully described in accordance with a survey made by George E. Regester, Jr. and Sons, Inc. dated February 28, 1973, last revised April 16, 1974, as taken from their Plan C-341.

BEGINNING at a point set in the title line of Public Road T-344 leading in the northwesterly direction to Hickory Hill and the southeasterly direction to the Maryland State Line, said point of beginning marking the northwesterly corner of this about to be described tract and being set on the southerly side of 'Rocky Glen Road' thence leaving said point of beginning and leaving said Public Road T-344 and by sid southerly side of 'Rocky Flan Road' the following two (2) courses and distances to wit: (1) north eighty-five degrees forty-eight minutes zero seconds east (N 85 degrees 48 minutes 00 second E), three hundred thirty-two and twenty-five hundredths (332.25) feet to a point; (2) south eighty-eight degrees eight-minutes zero seconds east (S 88 degrees 18 minutes 00 seconds E), thirteen and nine hundredths (13.09) feet to a point set for the northeasterly corner of this and northwesterly corner of Lot No. 3 on said plan; thence by said land of Lot No. 3, south four degrees forty-eight minutes forty-three seconds east (S 04 degrees 48 minutes 43 seconds E), one hundred seventy-three and nine hundredths

(173.09) feet to a point marking the south-easterly corner of this and northeasterly corner of Lot No. 2 on said plan; thence by said land of Lot No. 2, south eighty-two degrees twenty one minutes zero seconds west (S 82 degrees 21 minutes 00 second W), three hundred thirty-five and ninety-nine hundredths (335.99) feet to a point marking the south-westerly corner of this and set in the title line of the aforementioned Public Road T-344; thence by said title line, north seven degrees thirty-nine minutes zero seconds west (N 07 degrees 39 minutes 00 seconds W), one hundred ninety-five and zero hundredths (195.00) feet to a point being the first mentioned point and place of beginning.

BEING the same premises which Louis M. Peticca and Marie H. Pettica, husband and wife by Deed dated May 30, 2006 and intended for immediate recording in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Irving R. Davis and Tammy L. Davis, husband and wife, mortgagor(s) herein.

TITLE to said premises is vested in Irving R. Davis and Tammy L. Davis, h/w, by Deed from Louis M. Peticca and Marie H. Peticca, h/w, dated 05/30/2006, recorded 06/08/2006, in Deed Book 6863, page 2298.

TAX Parcel #70-4-15.7

BEING known as the premises of 101 Rocky Glen Road, Oxford, PA 19363

RESIDENTIAL property

TO be sold as the property of Irving R. Davis and Tammy L. Davis

SEIZED in execution as the property of Irving R. Davis and Tammy L. Davis on Judgment No. 08-02395

PLAINTIFF: U.S. Bank National Association as Trustee for Residential Funding Company, LLC

VS

DEFENDANT: **IRVING R. DAVIS and TAMMY L. DAVIS**

SALE ADDRESS: 101 Rocky Glen Road, Oxford, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

SALE NO. 09-1-41

Writ of Execution No. 08-06758

DEBT \$58,848.50

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

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of lands of llary (Larry) Mazepa and Emlie S. Mazepa, made by Ralph E. Shaner and Son Engineering, Inc., dated 10/16/1989, last revised 7/16/1991 and recorded as Plan File No. 11529, as follows, to wit:

BEGINNING at a point on the south side of St. Peters Road (S.R. 4043) at a corner of Lot No. 6 on said Plan; thence extending from said beginning point along the south side of St. Peters Road north 79 degrees 30 minutes 00 seconds east, 200.00 feet to a point a corner of Lot No. 8, thence extending along the same south 10 degrees 30 minutes east, 655.00 feet to a point a corner of Lot No. 6, aforesaid, thence extending along the same north 10 degrees 30 minutes west, crossing an old logging trail, 655.00 feet to the first mentioned point and place of beginning.

CONTAINING 3.007 acres be the same more or less.

BEING Lot No. 7 on said Plan.

TITLE to said premises is vested in Diane Louise Dry aka Diana L. Dry and Michael D. Klinger aka Michael David Klinger by Deed from Llyar Mazepa and Emlie S. Mazepa dated May 16, 1997 and recorded May 30, 1997 in Deed Book 4182, Page 1290.

TAX I.D. #: 17-2-166

PREMISES being known as: 2068 Saint Peters Road, Pottstown, Pennsylvania 19465.

PLAINTIFF: Diamond Credit

Union

VS

DEFENDANT: **DIANE LOUISE DRY a/k/a DIANE L. DRY and MICHAEL D. KLINGER a/k/a MICHAEL DAVID KLINGER**

SALE ADDRESS: 1068 Saint Peters Road, Pottstown, Pa.

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

SALE NO. 09-1-74

Writ of Execution No. 08-03391

DEBT \$274,389.95

ALL THAT CERTAIN parcel of land situate in the Township of East Fallowfield, County of Chester, State of Pennsylvania, being bounded and described according to a Plan by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, as follows:

BEGINNING at a point on the north side of West Chester Road, a corner of land belonging to James Simons; thence leaving said north side of West Chester Road and along the land belonging to Simons, north 8 degrees 26 minutes west 130.00 feet to a point in line of land belonging to Stanley Garawski; thence along the land belonging to Garawski and then land remaining of the grantor herein, north 81 degrees 34 minutes east 202.00 feet to a point in line of land belonging to Noeholas Fantanarosa; thence along the land belonging to Fantanarosa, south 8 degrees 26 minutes east 130.00 feet to a point on the aforesaid north side of West Chester Road; thence along the said West Chester Road, south 81 degrees 34 minutes west 202.00 feet to the first mentioned point and place of beginning.

CONTAINING 26,260 square feet of land be the same more or less.

TITLE to said premises is vested in Gregory Jordan and Bridget A. Jordan, h/w, by Deed from Chester County Intermediate Unit, dated 07/29/1996, recorded 08/01/1996, in Deed Book 4066, page

754.

TAX Parcel #47-1R.42.1B

BEING known as the premises of 1615 West Chester Road, Coatesville, PA 19320

RESIDENTIAL property

TO be sold as the property of Gregory Jordan and Bridget A. Jordan

SEIZED in execution as the property of Gregory Jordan and Bridget A. Jordan on Judgment No. 08-03391

PLAINTIFF: US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates, Series 2006-NC2 VS

DEFENDANT: **GREGORY JORDAN and BRIDGET A. JORDAN**

SALE ADDRESS: 1615 West Chester Road, Coatesville, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

SALE NO. 09-1-75

Writ of Execution No. 08-05852

DEBT \$205,651.18

ALL THAT CERTAIN lot or piece of ground situate in the Township of North Coventry, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan made by William L. Conner, Professional Land Surveyor for Richard S. Peiffer, dated 2-9-1987, as follows, to wit:

BEGINNING at a point on the title line in the bed of West Cedarville Road, a corner of lands of Michael K. and Sharonlee Dotterer as shown on said Plan; thence extending along same north 25 degrees 01 minutes 43 seconds west, 304.31 feet to a point a corner of Tract #2-A; thence extending along same, north 64 degrees 58 minutes 17 seconds east, 122.36 feet to a point in line of lands of Paul R. and Nancy E. Barr; thence extending along same south 25 degrees 01 minutes 43 seconds east, 303.25 feet to a point on the title line in the bed of West Cedarville Road (aforesaid); thence

extending along same south 64 degrees 28 minutes 27 seconds west, 122.36 feet to the point and place of beginning.

BEING the same premises conveyed to Jean Ann Zubert from Jeffrey S. Peiffer, Executor of the Estate of Richard F. Peiffer, deceased, by as Indenture dated 11/1/1996 and recorded 11/6/1996 in Book 4103, Page 1666 in the Chester County Clerk's Office.

TAX Parcel #17-3-72

TITLE to said premises is vested in Jean Ann Zubert, by Deed from Jeffrey S. Peiffer, Executor of the Estate of Richard F. Peiffer, deceased, dated 11/01/1996, recorded 11/06/1996, in Deed Book 4103, page 1666.

THE said Richard F. Peiffer died on 11-21-1995, leaving a will probated and registered at Chester County as will #1596-0241, wherein he appointed Jeffrey S. Peiffer, executor to whom letters testamentary were granted on 2-20-1996.

BEING known as the premises of 879 West Cedarville Road, Pottstown, PA 19465

RESIDENTIAL property

TO be sold as the property of Jean Ann Zubert a/k/a Jean Zubert

SEIZED in execution as the property of Jean Ann Zubert a/k/a Jean Zubert on Judgment No. 08-05852

PLAINTIFF: U.S. Bank National Association, as Trustee for CSAB 2006-4 VS

DEFENDANT: **JEAN ANN ZUBERT a/k/a JEAN ZUBERT**

SALE ADDRESS: 879 West Cedarville Road, Pottstown, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

SALE NO. 09-1-78

Writ of Execution No. 06-10129

DEBT \$111,263.47

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

thereon erected situate in the Borough of West Grove, County of Chester, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Summit Avenue thirty-four (34) feet eastwardly from the northeast corner of Mark Wilson's property; thence along the middle of said Avenue south eighty-eight and one-half (88 1/2) degrees east thirty-four (34) feet to a post; thence by land now or late of John G. Dorsey south one-half (1/2) degrees west one hundred eighty (180) feet to the middle of a proposed alley twenty (20) feet wide, thence along the middle of said alley north eighty-eight and one-half (88 1/2) degrees west thirty-four (34) feet to a post, thence by other land now or late of John G. Dorsey north one and one-half (1 1/2) degrees east one hundred eighty (180) feet to the place of beginning.

TITLE to said premises is vested in Jennifer A. Boyer and Christopher M. Boyer, by deed from Richard A. Banker dated February 21, 2002 and recorded March 19, 2002 in Deed Book 5230, Page 2083.

TAX I.D. #: 5-4-294

PREMISES being known as: 220 West Summit Avenue, West Grove, Pennsylvania 19390.

PLAINTIFF: Household Finance Consumer Discount Company

VS

DEFENDANT: **JENNIFER A. BOYER & CHRISTOPHER M. BOYER**

SALE ADDRESS: 220 West Summit Avenue, West Grove, Pa.

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

**SALE NO. 09-2-85**

**Writ of Execution No. 08-08296**

**DEBT \$556,497.22**

ALL THAT CERTAIN message and tract of land, with the hereditaments and appurtenances, thereon erected, situate in the

Township of Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a survey made by J.W. Harry November 21, 1946, as follows, to wit:

BEGINNING at a point in the south side of the Lincoln Highway (U.S. Route 30) at the intersection with the West line of a public road leading from the Lincoln Highway to Pomeroy Heights; thence along the westerly side of said road leading to Pomeroy Heights, South 0 degrees 13 minutes west, 313.5 feet to a point, a corner of land now or late of the Hoffman Estate; thence leaving the road and along said land for the next 2 courses and distances, viz: south 85 degrees 44 minutes 10 seconds west, 100.44 feet and north 1 degree 45 minutes west, 313.5 feet to a post in the south side of Lincoln Highway, aforesaid; thence along the same north 86 degrees east, 108.9 feet to the place of beginning.

CONTAINING 32,393 square feet of land be the same more or less.

BEING the same premises which Nicholas J. Miccariello, Sr. and Loretta A. Miccariello, his wife, by Indenture dated September 23, 2004 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 6302 Page 1946 &c., granted and conveyed unto The Thirsty Camel Saloon, LLC, in fee.

BEING UPI #37-2-77

PLAINTIFF: First National Bank of Chester County

VS

DEFENDANT: **LBL PROPERTIES, LP, LITTLE BY LITTLE, LLC, WILLIAM LITTLE & BARBARA LITTLE, PATRICIA BACON d/b/a SOMEWHERE SALOON**

SALE ADDRESS: 2800 West Lincoln Highway, Coatesville, Pa.

PLAINTIFF ATTORNEY: **MICHAEL G. LOUIS, 610-436-0100**

**SALE NO. 09-2-86**  
**Writ of Execution No. 08-01194**  
**DEBT \$138,090.62**

ALL THAT PARCEL of land in Township of Valley, Chester County, State of Pennsylvania, as more fully described in Deed Book 4920, page 2210, ID# 38-2-84, being known and designated as all that certain tract of land situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a survey dated February 11, 1965, by Edgar Laub, R.S., as follows:

BEGINNING at an iron pipe set in the center of St. George Road, a corner of land now or late of John H. Keeylor, said iron pipe being 280 feet in a southerly direction from the intersection of the center line of St. George Road and south line of Franklin Avenue; thence along the center line of St. George Road south 7 degrees, 26 minutes east 335 feet to an iron pipe, a corner of land now or late of William Arasin, Jr; thence leaving St. George Road, passing over a concrete monument set 16.51 feet from the last mentioned pipe, and along land now or late of William Arasin, Jr., south 82 degrees, 34 minutes west, 229.71 feet to an iron pipe on the east side of a 20 feet wide alley; thence along the east side of said alley north 7 degrees, 26 minutes west 335 feet to an iron pipe, another corner of land now or late of John H. Keeylor; thence leaving said alley and along lands now or late of John H. Keeylor, north 82 degrees, 34 minutes east and passing over an iron pipe 16.5 feet from the next mentioned point 229.17 feet to the place and point of beginning.

CONTAINING 76,772.95 square feet of land, be the same more or less.

PARCEL No.: 38-2-84

BEING known as: 82-88 Saint George Street, Coatesville, PA 19320.

BEING the same premises which Ursula Wallace and Rose Marie Cox, co-executrices of the Estate of Charles A. Michinok, deceased, by Deed dated March 26, 2001 and recorded March 30, 2001 in

and for Chester County, Pennsylvania, in Deed Book volume 4920, page 2210, granted and conveyed unto Richard A. Cox, Jr.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **RICHARD A. COX, JR.**

SALE ADDRESS: 82-88 Saint George Street, Coatesville, Pa.

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

**SALE NO. 09-2-87**

**Writ of Execution No. 07-11645**

**DEBT \$240,919.34**

ALL THAT CERTAIN tract of land known as Lot 12 on said Plan of Lots of Wagner's Farm, situated in the Township of East Fallowfield, County of Chester, State of Pennsylvania, bounded and described according to a new survey made by J. W. Harvey, C. E. December 4, 1953, as follows:

BEGINNING at a point in the center line of the Strasburg Road (a public road leading from Parkesburg to West Chester) at the northwest corner of land of Lot 11, distant 1158.56 feet measured north 87 degrees 16 minutes west along the middle of said road from its point of intersection with the easterly line (extended) of a 33 feet wide land, a corner formerly of other land of the grantors herein; thence leaving said road and along said Lot 11 crossing an iron pin set in line 31.79 feet from the place of beginning, south 02 degrees 44 minutes west, 250.00 feet to an iron pin in line of remaining land of the grantors herein; thence along the same north 87 degrees 16 minutes west, 75.00 feet to an iron pin in line of land of Margaret Weir; thence along same crossing an iron pin set in line 34.94 feet from the next mentioned point north 21 degrees 47 minutes west, 274.77 feet to a point in the center line of Strasburg Road aforesaid; thence along the same south 87 degrees 16 minutes east, 189.02 feet to the place of beginning.

PARCEL No. 47-3-32  
 BEING the same premises which Mary Sabel n/k/a Mary Grace, by Deed dated 3/26/2004 and recorded 4/07/2004 in the County of Chester in Record Book 6112, Page 1465, conveyed unto Mary Grace, in fee.

BEING known as 3400 Strasburg Road, Coatesville, PA 19320

TAX Parcel Number: 47-3-32  
 RESIDENTIAL dwelling  
 PLAINTIFF: JP Morgan Chase Bank as Trustee for Equity One ABS, Inc. Mortgage/pass Through Certificate Series #2004-3

VS  
 DEFENDANT: **MARY GRACE**  
 SALE ADDRESS: 3400 Strasburg Road, Coatesville, Pa.  
 PLAINTIFF ATTORNEY:  
**MARY L. HARBERT-BELL, 856-482-1400**

**SALE NO. 09-2-91**  
**Writ of Execution No. 08-07493**  
**DEBT \$204,325.30**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Valley Springs made by Drake & Waddington, Inc., Kennett Square, PA, dated March 9, 1987 revised June 11, 1987 and recorded as Plan Nos. 7246-7248 as follows, to wit:

BEGINNING at a point on the westerly side of Kimberly Circle (50 feet wide) a corner of Lot No. 100 on said Plan; thence extending from said beginning point and leaving said side of Kimberly Circle south 79 degrees 35 minutes 30 seconds west, 165.28 feet to a point on the easterly side of Country Club Road (T-370); thence extending along said Country Club Road north 09 degrees 29 minutes 40 seconds west

102.02 feet to a point, a corner of Lot No. 102; thence extending along said Lot No. 102 north 81 degrees 20 minutes 47 seconds east 163.97 feet to a point on the aforesaid side of Kimberly Circle; thence extending along said side of Kimberly Circle the two following courses and distances: (1) southwardly along the arc of a circle curving to the left having a radius of 525 feet the arc distance of 16.08 feet to a point of tangent; (2) south 10 degrees 24 minutes 30 seconds east 80.91 feet to the first mentioned point and place of beginning. Containing 16,368 square feet of land more or less. Being Lot No. 101 on said Plan. UPI No. 38-2-335 being the same premises which Mark Jason Barimani and Holly A. Barimani husband & wife, by indenture dated 07-30-98 and recorded 08-03-98 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 4394 Page 1764, granted and conveyed unto Richard L. Branch and Betsy M. Branch husband & wife, as tenants by the entireties.

TAX Parcel #38-2-335  
 TITLE to said premises is vested in Richard L. Branch and Betsy M. Branch, h/w, by Deed from Mark Jason Barimani and Holly A. Barimani, h/w, dated 07/30/1998, recorded 08/03/1998 in Book 4394, Page 1764.

BEING known as the premises of 1 Kimberly Circle, Coatesville, PA 19320  
 RESIDENTIAL property  
 TO be sold as the property of Richard L. Branch and Betsy M. Branch  
 SEIZED In execution as the property of Richard L. Branch and Betsy M. Branch on Judgment No. 08-07493

PLAINTIFF: First Horizon Home Loans, a Division of First Tennessee Bank National Association

VS  
 DEFENDANT: **RICHARD L. BRANCH and BETSY M. BRANCH**  
 SALE ADDRESS: 1 Kimberly Circle, Coatesville, Pa.  
 PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-2-97**  
**Writ of Execution No. 08-07162**  
**DEBT \$190,704.25**

ALL THAT CERTAIN lot of land situate on the westerly side of Pennsylvania State Highway No. 896, known as Newark Road, in Upper Oxford Township, Chester County, Pennsylvania, bounded and described in accordance with survey made by George E. Regester, Jr. and Sons, Inc. dated October 29, 1973 and being Plan No. T-176 as follows:

BEGINNING at a spike set in the title line of PA State Road 896 known as Newark Road leading in the southeasterly direction Forestville and northwesterly direction to Russellville, said spike marking the northeasterly corner of this about to be described tract and southeasterly corner of land of Barry D. Deel, Sr; thence leaving said spike of beginning and by said title line of PA State Route 896, south 13 degrees 38 minutes 51 seconds east, 150.79 feet to a spike marking the southeasterly corner of this and a corner of this and a corner of other lands of Ephraim E. Hershey, grantor herein, of which this was a part; thence by said other lands of Ephraim E. Hershey, the following two courses and distances, to wit: (1) south 70 degrees 28 minutes 18 seconds west, 300 feet to an iron pin marking the northwesterly corner of this and set in line of land of Barry D. Deel, Sr.; thence by said land of Deel, north 70 degrees 28 minutes 16 seconds east, 300 feet to a spike being the first mentioned point and place of beginning.

CONTAINING 1.033 acres of land be the same more or less.

BEING Chester County Tax Parcel 57-4-105

BEING known as: 3565 Newark Road, Cochranville, PA 19330

PROPERTY ID No.: 57-04-0105

TITLE to said premises is vested in Jose M. Algarin and Rosa E. Algarin by Deed from Daniel S. Boyd and Wendy L. Boyd, husband and wife dated 10/5/98 recorded 10/20/98 in Deed Book 4438 Page

1715.  
 PLAINTIFF: The CIT Group/Consumer Finance, Inc.  
 VS  
 DEFENDANT: **JOSE M. ALGARIN and ROSA E. ALGARIN**  
 SALE ADDRESS: 3565 Newark Road, Cochranville, Pa.  
 PLAINTIFF ATTORNEY:  
**CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 09-2-99**  
**Writ of Execution No. 08-03796**  
**DEBT \$151,053.74**

ALL THAT CERTAIN lot or piece of ground situate in Valley Township Chester County Pennsylvania described according to a Plan of Country Club Valley by Drake E. Weddington Inc. Surveyors Kennett Square Pa. dated 9/22/1987 last revised 4/29/1988 and recorded as Plan No. 8284 through 8287 as follows to wit:

BEGINNING at a point on the southeasterly side of Merion Court, a corner of Lot No. 86 on said plan; thence extending south 8 degrees 39 minutes 27 seconds east along same 108.00 feet to a point in line of Open Space on said plan; thence extending south 80 degrees 20 minutes 33 seconds west along same 30.00 feet to a point, a corner of Lot No. 88 on said plan; thence extending north 9 degrees 39 minutes 27 seconds west along same 109.18 feet to a point of curve on the said southeasterly side of Merion Court; thence extending along same the 2 following courses and distances; (1) along an arc of a circle curving to the left having a radius of 43.00 feet the arc distance of 10.09 feet to a point of tangent, and (2) north 80 degrees 20 minutes 33 seconds east 20.00 feet to the point and place of beginning.

CONTAINING in area 3,243 square feet more or less.

BEING Lot 87 on said plan.  
 TITLE to said premises is vested in Curtis C. Smith, by Deed from Jean

Warfel, dated 08/27/2004, recorded 09/03/2004, in Deed Book 6271, page 1466.

TAX Parcel #38-2K-45

BEING known as the premises of 87 Merion Court, Coatesville, PA 19320

RESIDENTIAL property

TO be sold as the property of

Curtis C. Smith

SEIZED in execution as the property of Curtis C. Smith on Judgment No. 08-03796

PLAINTIFF: U.S. Bank National Association, as Trustee for the Holders of Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2005-WFI

VS

DEFENDANT: CURTIS C.

SMITH

SALE ADDRESS: 87 Merion Court, Coatesville, Pa.

PLAINTIFF

ATTORNEY:

DANIEL G. SCHMIEG, 215-563-7000

SALE NO. 09-2-101

Writ of Execution No. 08-07492

DEBT \$174,471.45

ALL THAT CERTAIN message and lot or piece of ground with buildings thereon erected and improvements, situate at Paoli, Manor on the west side of Cedar Hollow Road in the Township of Willistown, Chester County, Pennsylvania, and also known as No. 14 Cedar Hollow Road, and described according to a survey made about thirty years ago by Milton R. Yerkes, civil engineer, as follows, to wit:

ON the west side of Cedar Hollow Road at the distance of four hundred and forty (440) feet southward from the south side of Lancaster Avenue (as laid out of the width of eighty feet).

CONTAINING on front or breadth on the said Cedar Hollow Road fifty feet, and extending of that width in length or depth westward between parallel lines at right angles with said Cedar Hollow Road

one hundred and sixty feet; bounded on the south by the ground of the late Joseph Gowdy and Sadie E. Gowdy, his wife; westward by ground now or late of William P. Hyland and Helen C. his wife; and eastward by said Cedar Hollow Road.

TAX ID #: 54-01Q-0032.010

BY fee simple deed from Donald W. Melchiorre and Evelyn M. Melchiorre as set forth in Deed Book 5780, page 1174 and recorded on 7/11/2003, Chester County Records.

THE source deed as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

TAX Parcel #54-1Q-32.1

TITLE to said premises is vested in Margarita Vazquez, by Deed from Donald W. Melchiorre and Evelyn M. Melchiorre, dated 06/23/2003, recorded 07/11/2003 in Book 5780, Page 1174.

BEING known as the premises of 14 South Cedar Hollow Road, Paoli, PA 19301

RESIDENTIAL property

TO be sold as the property of Margarita Vazquez

SEIZED in execution as the property of Margarita Vazquez on Judgment No. 08-07492

PLAINTIFF: U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust 2006-4

VS

DEFENDANT: MARGARITA VAZQUEZ

SALE ADDRESS: 14 South Cedar Hollow Road, Paoli, Pa.

PLAINTIFF

ATTORNEY:

DANIEL G. SCHMIEG, 215-563-7000

SALE NO. 09-2-104  
Writ of Execution No. 06-05056  
DEBT \$219,748.90

PARCEL #1

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, described in accordance with a lot plan of property of Wright Miller and Marcel Sholler made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated July 10, 1957 as follows, to wit:

BEGINNING at a point in the centerline of Stony Run Road, at the distance of 136.41 feet measured north 54 degrees 59 minutes west along said center line from a corner of land now or late of Glen Wisneski; thence along the centerline of Stony Run Road north 54 degrees 59 minutes west 136.41 feet to a spike, a corner of land of Wright Miller; thence along said land, north 16 degrees 45 minutes east crossing a stream 225.11 feet to a point a corner of Lot #55; thence along Lot #55 south 55 degrees 36 minutes east 161.69 feet to a point at a corner of Lot #54; thence along Lot #54 recrossing said stream south 23 degrees 9 minutes west 228.22 feet to the first mentioned point and place of beginning.

BEING Lot No. 53 on said plan.

TOGETHER with the free, right, use, liberty and privilege of in and to a certain driveway extending along the southwest side of premises herein described as and for a joint driveway in common with premises adjoining to the southwest side for so much thereof as is used in common with premises adjoining to the southwest.

PARCEL #2

ALL THAT CERTAIN parcel or tract of land, situate in East Vincent Township, Chester County, Pennsylvania, being a portion of Lot #55 as shown on said plan of property for Marcel Scholler and Wright Miller, as laid out and surveyed by

Earl R. Ewing, Registered Surveyor, and bounded and described in accordance with survey made in June 1969 as follows, to wit:

BEGINNING at an iron pin in line of lands now or late of Wright Miller, said point of beginning being a corner of other lands of Virginia E. May, said point of beginning being north 16 degrees 45 minutes east 225.11 feet along lands now or late of Wright Miller (33 feet wide); thence from said point of beginning, and extending along lands now or late Wright Miller, north 16 degrees 45 minutes east 20.00 feet to an iron pin a corner of lands about to be conveyed by James E. Hamilton, et ux. to Joseph R. and Elizabeth A. Stercula; thence along said latter lands, south 68 degrees 47 minutes 50 seconds east 187.00 feet to an iron pin, a corner of lands about to be conveyed by James E. Hamilton, et ux. to James E. and Anna K. Reed; thence along the same south 47 degrees 26 minutes 40 seconds west 63.39 feet to an iron pin, a common corner of other lands of James E. and Anna K. Reed and other lands of Virginia E. May; thence along the latter lands north 55 degrees 36 minutes west 161.69 feet to the first mentioned point and place of beginning.

BEING known as 257 Stoney Run Road, a/k/a 257 Stony Run Road, Spring City, PA 19475

BEING the same premises which Michael P. Allen, Sr. and Lynn U. Wilson, now by marriage Lynn U. Allen, by indenture dated October 12, 2000 and recorded October 25, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4841, Page 39, granted and conveyed unto Michael P. Allen, Sr. and Lynn U. Allen, husband and wife.

PARCEL No. 21-5H-46

IMPROVEMENTS: Residential property.

PLAINTIFF: EMC Mortgage Corporation, attorney-in-fact for Lasalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities, Inc. Asset Backed

Certificates, Series 2004-HE2

VS

DEFENDANT: **MICHAEL P. ALLEN, SR. and LYNN U. ALLEN**

SALE ADDRESS: 257 Stoney Run Road, Spring City, Pa.

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

**SALE NO. 09-2-105**

**Writ of Execution No. 04-07339**

**DEBT \$75,253.80**

TRACT NO. 1 (Tract No. 3 in petition) ALL THAT CERTAIN lot or piece of land with the appurtenances thereunto belonging situate in the Borough of Phoenixville, in the County of Chester, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the south side of a twenty feet wide alley and in line with a stone wall built on the north side of land now or late of John Clevestine; thence by land now or late of Patrick McQuirk and Margaret Higgins, eighty six feet to the Reading Railroad; thence by said Railroad ninety five feet to lands of the Phoenix Iron Company; thence by said Phoenix Iron Company's land ninety eight feet to a twenty feet alley; thence by said alley ninety two feet to the place of beginning.

CONTAINING eight thousand five hundred and fifty six square feet of land, be the same more or less.

TRACT NO. 2 (Tract No. 4 in petition) ALL THAT CERTAIN lot, piece or parcel of land situate in the Fourth Ward of the Borough of Phoenixville, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in line with the southern side of High Street, twenty two feet six inches distant from the centerline thereof and on the eastern side of the aforesaid unnamed alley twenty two feet wide; thence along said side of said alley, forty nine feet eight and three quarters inches to an iron pin, a

corner of land now or late of Patrick O'Donnell; thence along lands of said Patrick O'Donnell easterly about one hundred and three feet to the western right of way of the Philadelphia and Reading Railroad Company; thence along said right of way northerly about fifty feet eight inches to a point in line with the southern side of High Street; thence along said side of High Street, twenty two feet six inches distant from the centerline thereof westerly about one hundred and sixteen feet to the place of beginning.

CONTAINING five thousand two hundred and fifty three square feet of land be the same more or less.

BEING known as 18 East High Street, n/k/a 20 East High Street, Phoenixville, PA 19460

BEING the same premises which Maryann Donahower, Executrix and Joseph C. Fazio, Executor for the Estate of Charles Fazio, deceased, by indenture dated July 12, 1991 and recorded July 17, 1991 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 2503, Page 473, granted and conveyed unto Gary T. Martin and Yvette M. Martin, husband and wife.

PARCEL No. 15-6-26

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pa S/B/M Commonwealth Bank

VS

DEFENDANT: **GARY T. MARTIN and YVETTE M. MARTIN**

SALE ADDRESS: 18 East High Street a/k/a 20 East High Street, Phoenixville, Pa.

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

**SALE NO. 09-2-115**

**Writ of Execution No. 08-04861**

**DEBT \$282,010.91**

ALL THAT CERTAIN lot or piece of ground situate in East Marlborough

Township, Chester County, Pennsylvania bounded and described according to a final subdivision plan prepared for William T. O'Neill, made by Crossan-Raimato, Inc. dated 8-16-2001 last revised 11-28-2001 and recorded in Chester County as Plan #16049 as follows to wit:

BEGINNING at a point on the westerly side of Bayard Road (T-427) a corner of Lot 5 on said Plan, thence extending along said Lot, south 89 degrees 14 minutes 22 seconds west 178.21 feet to a point in line of lands now or formerly of East Marlborough Township, (Greenbriar Center), thence extending along same, north 11 degrees 59 minutes 40 seconds west crossing a stream, 61.17 feet to a point a corner of Lot 3, thence extending along same, north 89 degrees 14 minutes 22 seconds east 190.13 feet to a point on the westerly side of Bayard Road, thence extending along same, south 00 degrees 45 minutes 38 seconds east 60.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.2537 acres more or less.

BEING Lot 4 on said Plan.

BEING part of UPI #61-6-106

BEING part of the same premises which William O'Neill by Deed dated 1-24-2002 and recorded 2-7-2002 in Chester County in Record Book 5193 Page 2373 conveyed unto B.K. Campbell, Inc., in fee.

PROPERTY also known as 417 Bayard Road, Kennett Square, PA 19348

TAX Parcel #61-06-0106.040

TITLE to said premises is vested in Paul Ruggieri and Janet F. Ruggieri, h/w, by Deed from B.K. Campbell, Inc., dated 05/07/2004, recorded 06/03/2004, in Deed Book 6177, page 808.

BEING known as the premises of 417 Bayard Road, Kennett Square, PA 19348

RESIDENTIAL property

TO be sold as the property of Paul Ruggieri and Janet F. Ruggieri

SEIZED in execution as the property of Paul Ruggieri and Janet F. Ruggieri

on Judgment No. 08-04861

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **PAUL RUGGIERI & JANET F. RUGGIERI**

SALE ADDRESS: 417 Bayard Road, Kennett Square, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-2-116**

**Writ of Execution No. 08-07646**

**DEBT \$217,961.32**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan thereof made by M.R. & J.B. Yerkes, Civil Engineers, Bryn Mawr, Pa. dated April 6, 1953 and last revised October 5, 1966 as follows, to wit:-

BEGINNING at a point in the title line in the bed of Devon Road, which point is at the distance of 655.83 feet measured north 51 degrees 37 minutes east along the same from a spike forming the intersection of the title line in the bed of Devon Road with the title line in the bed of West Chester-Paoli Road [as shown on said Plan]; thence extending from said beginning point north 38 degrees 23 minutes west 205 feet to a point; thence extending south 51 degrees 37 minutes west 65 feet to a point; thence extending north 38 degrees 23 minutes west 128 feet to a point; thence extending north 60 degrees 09 minutes east 20.22 feet to a pipe; thence extending north 51 degrees 37 minutes east 70 feet to a pipe in line of land now or late of T. Scott Callowhill, etux; thence extending along the same south 38 degrees 23 minutes east 330 feet to a point in the title line in the bed of Devon Road, aforesaid; thence extending along the same south 51 degrees 37 minutes west 25 feet to the

first mentioned point and place of beginning.  
TAX Parcel #54-3-4.1A.

TITLE to said premises is vested in Richard L. Smith and Christine M. Smith, his wife, by Deed from Terry L. Trickel and Susan E. Trickel, his wife, dated 06/23/1989, recorded 07/01/1989 in Book 1594, Page 78.

BEING known as the premises of 11 Devon Road, Malvern, PA 19355

RESIDENTIAL property

TO be sold as the property of Richard L. Smith and Christine M. Smith

SEIZED in execution as the property of Richard L. Smith and Christine M. Smith on Judgment No. 08-07646

PLAINTIFF: Countrywide Home Loans, Inc.

VS

DEFENDANT: **RICHARD L. SMITH & CHRISTINE M. SMITH**

SALE ADDRESS: 11 Devon Road, Malvern, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-2-118**

**Writ of Execution No. 08-06793**

**DEBT \$299,914.87**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in London Grove Township, Chester County, Pennsylvania, bounded and described according to a Foundation Footprint Plan of Phase 1B and 2 Townhouse Development, Inniscrone, made by Tetra Tech, Inc., dated 6/2/2004, and recorded on 6/9/2004, as Plan #17061, as follows, to wit:

BEGINNING at Station 1 + 35.99, north 04 degrees 43 minutes 26 seconds east, 52.59 feet right from the centerline of Turnbridge Court; thence from said point of beginning, along lands now or formerly of Homeowners Association of Inniscrone View, the 3 following courses and distances: (1) north 84 degrees 52 minutes 28 seconds

west, 7.80 feet to a point; (2) south 05 degrees 07 minutes 32 seconds west, 4.00 feet to a point and (3) north 84 degrees 52 minutes 28 seconds west, 16.20 feet to a point, a corner for Lot #39; thence by the same and passing through the party wall separating the house on the lot herein being described from the house adjoining to the west, north 05 degrees 07 minutes 32 seconds east, 49.00 feet to a point; thence along said lands now or formerly of the Homeowners Association of Inniscrone View, the 5 following courses and distances: (1) south 84 degrees 52 minutes 28 seconds east, 11.77 feet to a point; north 05 degrees 07 minutes 32 seconds east, 6.00 feet to a point; (3) south 84 degrees 52 minutes 28 seconds east, 11.91 feet to a point; (4) north 05 degrees 07 minutes 32 seconds east 2.67 feet to a point; and (5) south 84 degrees 52 minutes 28 seconds east, 0.32 feet to a point, a corner for Lot #41; thence by the same, and passing through the party wall separating the house on the lot herein being described from the house adjoining to the east, south 05 degrees 07 minutes 32 seconds west, 53.67 feet to a point, the first mentioned point and place of beginning.

BEING Lot #40 as shown on said Plan.

BEING Tax UPI #59-8-482

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated 9/10/2004 and recorded on 10/15/2004 in Chester County Recorder of Deeds Record Book 6309, Page 1667, granted and conveyed unto Dawn M. Blackburn, in fee.

TAX Parcel #59-8-482

TITLE to said premises is vested in Christina L. Brown, by Deed from Dawn M. Blackburn, dated 05/15/2007, recorded 06/11/2007, in Deed Book 7183, page 344.

BEING known as the premises of 203 Turnbridge Court, Avondale, PA 19311

RESIDENTIAL property

TO be sold as the property of Christina L. Brown

SEIZED in execution as the prop-

erty of Christina L. Brown on Judgment No. 08-06793

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **CHRISTINA L. BROWN**

SALE ADDRESS: 203 Turnbridge Court, Avondale, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-2-122**

**Writ of Execution No. 08-07605**

**DEBT \$152,992.69**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in City of Coatesville, Chester County, Pennsylvania, bounded and described according to a Plan for Michael, Ann & John Illes, as follows, to wit:

BEGINNING at a point in the north curb line of Charles Street on a line having a bearing of south 71 degrees 13 minutes 00 seconds west and point being 329.00 feet distant from an iron pin being the southeast corner of Lot #1; thence along the north line of Charles Street, south 71 degrees 13 minutes 00 seconds west, 62.00 feet to a point; thence leaving Charles Street and along the east line of Lot #7, north 18 degrees 47 minutes 00 seconds west, 142.51 feet to a point being the south right of way line of the Penn Central Railroad Co. and also the Valley Township boundary line; thence along said right of way line, north 71 degrees 17 minutes 00 seconds east, 62.00 feet to a point; thence leaving said right of way line and extending along the west line of Lot #5, south 18 degrees 47 minutes 00 seconds east, 141.82 feet to the north curb line of Charles Street, being the first mentioned point and place of beginning.

BEING Lot #16 as shown on said Plan.

CONTAINING 8,717.19 square

feet of land, be the same more or less.

BEING Tax UPI #16-8-1.6.

TITLE to said premises is vested in Edward M. Thomas and Bettye A. Thomas, h/w, by Deed from Kevin M. Smith and Kimberly J. Smith, h/w, dated 08/30/2004, recorded 08/30/2004 in Book 6266, Page 1886.

TAX Parcel #16-8-1.6

BEING known as the premises of 809 Charles Street, Coatesville, PA 19320-2918

RESIDENTIAL property

To be sold as the property of Edward M. Thomas and Bettye A. Thomas

SEIZED in execution as the property of Edward M. Thomas and Bettye A. Thomas on Judgment No. 08-07605

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **EDWARD M. THOMAS and BETTYE A. THOMAS**

SALE ADDRESS: 809 Charles Street, Coatesville, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-125**

**Writ of Execution No. 08-01239**

**DEBT \$354,901.30**

ALL THAT lot or land situate in the Township of Highland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of land belonging to Earl E. and Alprena Z. Mast, made by Ronald A. Dunlop, Registered Surveyor, dated September 10, 1991, last revised October 9, 1998 and recorded in Chester County Recorder of Deeds Office Plan No. 11872 as follows, to wit:

BEGINNING at a point in the bed of Friendship Church Road (SR 3050), a corner of lands now or late of David H. and Nancy C. Lerch; thence extending from the beginning point through the bed of said road

south 85 degrees 49 minutes 58 seconds west 242.38 feet to a point of curve to the bed of Route No. 10 (SR 10); thence extending through the bed of Route No. 10 on the arc of a circle curving to the left, having a radius of 890.00 feet the arc distance of 184.84 feet to a point of tangent; thence extending along same north 87 degrees 52 minutes 58 seconds west 64.86 feet to a corner of remaining lands now or late of Earl and Alperna Mast; thence leaving the bed of said road and extending along said lands north 58 degrees 97 minutes 08 seconds east, 71.56 feet to a point in the bed of a PECO Utility Easement and continuing along said lands north 88 degrees 49 minutes 63 seconds east, 462.02 feet to a point in line of aforementioned lands now or late of David H and Nancy C. Lerch; thence extending along said lands south 04 degrees 10 minutes 08 seconds east 812.00 feet to the first mentioned point of beginning.

BEING Lot No. 1 on said plan CONTAINING 1.423 acres of land, more or less.

AND being the same premises which Craig S. Bauer and Romances Bauer, husband and wife by their deed dated December 21, 2005 and recorded on December 27, 2005 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Deed Book 6782, Page 54, granted and conveyed unto Jacqueline M. Buller, Grantor, Michael I. Buller, additional Grantor herein joins in this conveyance to convey any and all marital interest he may have in said premises.

TAX Parcel #45-6-3.3 BEING known as: 1 East Friendship Church Road, Cochranville, PA 19330

PLAINTIFF: Deutsche Bank Trust Company America

VS

DEFENDANT: MICHAEL I. BULLER and JACQUELINE BULLER

SALE ADDRESS: 1 East Friendship Church Road, Cochranville, Pa.

PLAINTIFF ATTORNEY:

MICHAEL T. McKEEVER, 215-627-1322

SALE NO. 09-3-129 Writ of Execution No. 06-10833 DEBT \$774,346.98

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of West Vincent, County of Chester and State of Pennsylvania, being bounded and described according to a survey made by Earl R. Ewing, Registered Surveyor, on February 26, 1960 as follows, to wit:

BEGINNING at a spike in a public road, known as Mill Road, a corner of lands now or late of one Thompson; thence along said lands south 16 degrees 15 minutes west 461.13 feet to an iron pin; thence along remaining lands of the grantors the 6 following courses and distances: (1) north 65 degrees 35 minutes west 504.21 feet to an iron pin; (2) north 57 degrees 38 minutes 30 seconds west 256.77 feet to an iron pin; (3) north 48 degrees 54 minutes east 181.13 feet to an iron pin; (4) north 72 degrees 35 minutes east 85.91 feet to an iron pin; (5) south 85 degrees 22 minutes east 210.16 feet to an iron pin, and (6) north 57 degrees 21 minutes east 75.32 feet to a spike in the middle of Mill Road; thence through the bed of the road the following courses and distances: (1) south 75 degrees 42 minutes east 46.50 feet to a spike; (2) south 54 degrees 30 minutes east 147.56 feet to a spike, and (3) north 80 degrees 15 minutes east 150.70 feet to the place of beginning.

CONTAINING 5.347 acres of land be the same more or less.

BEING Tax Parcel #25-7-72.1. BEING known as 6 Mill Road, Chester Springs, PA.

IMPROVEMENTS: Residential dwelling

UPI #25-7-72.1

TITLE to said premises is vested

in Connie L. Luxton and Stephen J. Luxton by Deed from Joseph Berman and Sharon Berman, husband and wife dated 6/29/2005 and recorded 7/7/2005 in Record Book 6540, page 1039.

PLAINTIFF: Consumer Solutions REO, LLC

VS DEFENDANT: STEPHEN J. LUXTON and CONNIE L. LUXTON

SALE ADDRESS: 6 Mill Road, Chester Springs, Pa.

PLAINTIFF ATTORNEY: MARTHA E. VONROSENSTIEL, 610-328-2887

SALE NO. 09-3-132 Writ of Execution No. 07-07646 DEBT \$202,332.08

ALL THAT CERTAIN stone mesuage and lot or land situated in the east side of North New Street, between Washington and Biddle Streets, being No. 315 North New Street, in the Borough of West Chester, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east line of North New Street at a distance of 85 feet north from the North Street line of West Washington Street; thence eastwardly by line parallel to West Washington Street, a distance of 121.04 feet to the land of John Dunleavy; thence northwardly by the same land a distance of 22.09 feet to line of other lands recently of Patrick H. Corcoran and wife and William J. Corcoran and wife; thence westwardly by the same passing through the center of a division wall dividing therein described mesuage from the mesuage adjoining on the north a distance of 121.05 feet to the East Street line of North New Street; thence southwardly along the same street line a distance of 23.06 feet to the place of beginning.

CONTAINING 2,806 square feet of land, more or less.

TAX Parcel #1-8-77 TITLE to said premises is vested in Brigitte Rottman, by Deed from Harriet St. John, dated 10/26/2005, recorded 11/02/2005, in Deed Book 6670, page 843. BEING known as the premises of 315 North New Street, West Chester, PA 19380

RESIDENTIAL property TO be sold as the property of Brigitte Rottman

SEIZED in execution as the property of Brigitte Rottman on Judgment No. 07-07646

PLAINTIFF: US Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2006-FRE1

VS DEFENDANT: BRIDGITTE ROTTMAN

SALE ADDRESS: 315 North New Street, West Chester, Pa.

PLAINTIFF ATTORNEY: DANIEL G. SCHMIEG, 215-563-7000

SALE NO. 09-3-133 Writ of Execution No. 07-08925 DEBT \$62,475.41

ALL THAT PARCEL of land in Borough of Oxford, Chester County, State of Pennsylvania, as more fully described in Deed Book 6241, page 2198, ID #6-4-66, being known and designated as beginning at a stake in the curb line on the East Side of Third Street; formerly called Central Avenue, said stake being 200 feet south of the south line of Park Street and running thence by land late of Samuel Dickey, now of William Gallagher, south 80 degrees, 150 feet to a stake in the middle of 10 feet wide alley; thence along the middle of said alley south; 10 degrees west 50 feet to a stake; thence by land late of David Andrews, now of Laura Wilson, north 80 degrees west 150 feet to a stake in the curb line of Third Street aforesaid; thence along said curb line north 10 degrees, 50 feet to the place of beginning.

EXCEPTING and reserving, however, 5 feet from the east end of said lot for an alley, the said alley to be for the use and benefit of the owners and occupiers of the other lots abutting thereon.

MORE commonly known as 131-133 North 3<sup>rd</sup> Street, Oxford, PA 19363

DEED from John T. Leight, as surviving joint tenant of Julia S. Leight as set forth in Deed Book 6241, page 2198 dated 07/26/2004 and recorded 08/05/2004, Chester County Records, Commonwealth of Pennsylvania.

BEING known as: 133 North 3<sup>rd</sup> Street, a/k/a 131-133 North 3<sup>rd</sup> Street, Oxford, PA 19363

PROPERTY ID No.: 6-4-66

TITLE to said premises is vested in John T. Leight by Deed from John T. Leight, as surviving joint tenant of Julia S. Leight dated 7/26/04 recorded 8/5/04 in Deed Book 6241 page 2198.

PLAINTIFF: Deutsche Bank Trust Co. Americas f/k/a Banker's Trust Co., as Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as its attorney-in-fact

VS

DEFENDANT: **JOHN T. LEIGHT**

SALE ADDRESS: 133 North 3<sup>rd</sup> Street a/k/a 131-133 133 North 3<sup>rd</sup> Street, Oxford, Pa.

PLAINTIFF ATTORNEY:  
**CHANDRA ARKEMA, 856-669-5400**

**SALE NO. 09-3-137**

**Writ of Execution No. 07-09314**

**DEBT \$175,080.64**

ALL THAT PARCEL of land in Township of West Sadsbury, Chester County, State of Pennsylvania, as more fully described in Deed Book 4396, page 570, ID# 36-05B-0007, being known and designated as Lot 7, Block E, Woodland View/Plan

#400 thru 404, recorded 04/21/1976 metes and bounds property.

BEGINNING at a point on the northerly side of Woodland Drive, 50 feet wide, said point being the southeasterly corner of Lot #6 Block E of said plan and the southwesterly corner of this about to be described Lot; thence from said beginning point and along Lot #6 Block E north 01 degrees 19 minutes and 50 seconds east 239.90 feet to a point a corner of Lot #8 Block E of said Plan; thence along the same south 38 degrees 40 minutes 10 seconds east 233.00 feet to a point of curve on the westerly side of said Woodland Drive; thence along same on the arc of a circle curving to the right having a radius of 240.00 feet the arc distance of 370.00 feet to the first mentioned point and place of beginning.

DEED from Edward G. Walsh Jr and Carolyn A. Walsh, husband and wife as set forth in Deed Book 4396, page 570 dated 07/22/1998 and recorded 08/05/1998, Chester County Records, Commonwealth of Pennsylvania.

BEING known as: 282 Woodland Drive (West Sadsbury Township), Parkesburg, PA 19365

PROPERTY ID No.: 36-05b-0007

TITLE to said premises is vested in Jeffrey L. Long and Sheila A. Long, husband and wife, as tenants by the entireties by deed from Edward G. Walsh Jr and Carolyn A. Walsh, husband and wife dated 7/22/1998 recorded 8/5/1998 in Deed Book 4396 page 570.

PLAINTIFF: U. S. Bank NA as Trustee under Pooling and Servicing Agreement dated as of September 1, 2005 Wachovia Mtg. Loan Trust Mtg. Loan Asset-Backed Certificates, Series 2005-WMC1

VS

DEFENDANT: **SHEILA A. LONG and JEFFREY L. LONG**

SALE ADDRESS: 282 Woodland Drive, Parkesburg, Pa.

PLAINTIFF ATTORNEY:  
**CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 09-3-142**  
**Writ of Execution No. 08-08473**  
**DEBT \$180,489.89**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Plan of "Millview" Subdivision Plan of Property of Coatesville Communities Corporation made by G. D. Houtman & Son, Inc., Civil Engineers & Land Surveyors, Media, PA dated November 2, 1998 last revised November 8, 2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point of curve on the southeasterly side of Wesley Lane (50 feet wide), said point marking a corner of Lot No 39 on said Plan; thence from said beginning point and extending along the southeasterly side of Wesley Lane on the arc of a circle curving to the left having a radius of 425 feet the arc distance of 45 feet to a point, a corner of Lot No. 37, thence leaving said side of Wesley Lane and extending along said Lot No. 37 south 79 degrees 39 minutes 00 seconds east 138.73 feet to a point in line of "Open Space Parcel H" on said Plan; thence extending along said "Open Space Parcel H" south 17 degrees 10 minutes 44 seconds west 59.58 feet to a point a corner of a aforesaid Lot No. 39; thence extending along said Lot No. 39 north 73 degrees 35 minutes 00 seconds west 134.78 feet to the first mentioned point and place of beginning.

TAX Parcel #16-4-318

PROPERTY ADDRESS: 122 Wesley Lane, Coatesville, PA 19320

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Joseph H. Gaynor Jr.

PLAINTIFF: Countrywide Bank, FSB

VS

DEFENDANT: **JOSEPH H.**

**GAYNOR, JR.**  
SALE ADDRESS: 122 Wesley Lane, Coatesville, Pa.  
PLAINTIFF ATTORNEY:  
**MICHAEL T. McKEEVER, 215-627-1322**

**SALE NO. 09-3-143**  
**Writ of Execution No. 08-07312**  
**DEBT \$260,893.97**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Tredyffrin Township, Chester County, State of PA, bounded and described according to a Minor Subdivision Plan made for Lonnie Lowry, by Yerkes Associates, Inc., West Chester, PA dated 5-26-1989 and last revised 1-10-1991 and recorded as Plan No. 11140, as follows, to wit:

BEGINNING at a point of the northwesterly side of Howell Road (T-433) at a common corner of Lot Nos. 1 and 2 as shown on said Plan; thence from said beginning point and extending along the side of said road south 20 degrees 36 minutes 50 seconds west, 137.42 feet to a monument to be set at a corner of lands now or formerly of Joseph L. Frisko; thence extending along lands of the same north 85 degrees 07 minutes 10 seconds west, 425.51 feet to an iron pin (found) in line of lands now or formerly of Thomas A. Fillippo; thence extending along lands of the same north 11 degrees 36 minutes 40 seconds east, 162.59 feet to a point, a corner of Lot No. 1, aforesaid; thence extending along the same the five (5) following courses and distances: (1) north 82 degrees 28 minutes 30 seconds east, 111.09 feet to a point (2) north 08 degrees 06 minutes 30 seconds west, 22.46 feet to a point (3) north 81 degrees 53 minutes 30 seconds east, 43.54 feet to a point (4) south 08 degrees 06 minutes 30 seconds east, 10 feet to a point; and (5) south 70 degrees 53 minutes 10 seconds east crossing over a driveway, 304.96 feet to a point on the northwesterly side of Howell Road being the first men-

tioned point and place of beginning.

BEING Lot No. 2 on said Plan.

IMPROVEMENTS of the property consist of a Residential Dwelling

PROPERTY Address: 2120 Howell Road, Malvern, PA 19355

TAX Parcel #43-03-0003.01A.

BEING the same premises which Lonnie A. Lowry and Helen R. Lowry granted and conveyed unto Mary Beth Heilmann-Finn by Deed dated December 9, 1994 and recorded December 29, 1994 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book 3846, Page 1312.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee in Trust for the Registered J Holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R5

VS

DEFENDANT: **MARY BETH HEILMANN-FINN**

SALE ADDRESS: 2120 Howell Road, Malvern, Pa.

PLAINTIFF ATTORNEY:  
**RICHARD M. SQUIRE, 215-886-8790**

**SALE NO. 09-3-153**

**Writ of Execution No. 08-07315**

**DEBT \$329,141.10**

ALL THAT CERTAIN lot or piece of ground located in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a preliminary subdivision plan of Briar Knoll, made by Stapelton and Leisey, Professional Land Surveyors, Coatesville, PA as follows, to wit:

BEGINNING at a point on the northerly right of way line of Telegraph Road (T-435) said point being a mutual corner of lands now or late of Maria Elena Teresa Wingo Vandunk and Lot 1 (the herein described Lot); thence along said right of way south eighty nine degrees thirty three

minutes forty seconds west 201.03 feet to a point a corner of Lot 2; thence along Lot 2 north zero degrees thirty three minutes sixteen seconds west 302.49 feet to a point in line of Lot 4; thence along Lot 4 north eighty nine degrees twenty six minutes forty four seconds east 200.00 feet to a point in line of land of Maria Elena Teresa Wingo Vandunk; thence along said lands south zero degrees forty five minutes zero seconds east 302.89 feet to the first mentioned point and place of beginning.

BEING Lot 1 on said Plan.

CONTAINING 1.393 acres.

BEING known as: 689 Telegraph Road, Coatesville, PA 19320

PROPERTY ID No.: 28-03-0013.080

UPI No.: 28-3-13.8

TITLE to said premises is vested in Christine Andrulonis by Deed from Stephen E. Miller dated 6/9/06 recorded 6/27/06 in Deed Book 6882 Page 526.

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee and Custodian for Soundview Home Loan Trust 2006-EQ1 by: Saxon Mortgage Services, Inc. as its attorney-in-fact

VS

DEFENDANT: **CHRISTINE ANDRULONIS**

SALE ADDRESS: 689 Telegraph Road, Coatesville, Pa.

PLAINTIFF ATTORNEY:  
**CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 09-3-154**

**Writ of Execution No. 08-10178**

**DEBT \$156,610.06**

ALL THAT CERTAIN tract of land with the dwelling erected thereon situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a survey made by J.W. Harry O.E. December 8, 1947 as follows, to wit.

BEGINNING at a spike in the centerline of East 2<sup>nd</sup> Avenue a corner of land now or formerly of the Parkesburg Realty Company, distant 714 feet measured eastwardly along the centerline of East 2<sup>nd</sup> Avenue from its point of intersection with the centerline of South Church Street; thence along the centerline of said 2<sup>nd</sup> Avenue the two following courses and distance, north 85 degrees, 27 minutes east fifty three and two one hundredths feet to a stake and north 83 degrees, 5 minutes east forty six and fifty eight one hundredths feet to a spike in a corner of remaining land of Catherine L. Parke and wife; thence along the same and passing over a stake on line seventeen and two one hundredths feet from the last mentioned point, south 4 degrees, 33 minutes east one hundred eighty four and thirty three one hundredths feet to a stake in line of land of Samuel Handy; thence along the same south 80 degrees, 15 minutes west one hundred and thirty seven one hundredths feet to a stake, another corner of land, now or formerly of said Parkesburg Realty Company; thence along the same and passing over a stake on line 17 feet from the next mentioned point, north 4 degrees, 33 minutes west one hundred ninety one and five tenths feet to the place of beginning.

BEING known as: 72 East 2<sup>nd</sup> Avenue, Parkesburg, PA 19365

PROPERTY ID No.: 08-06-0058

UPI No.: 8-6-58

TITLE to said premises is vested in Tammie Rushton by Deed from Tammie Rushton and Amanda D. Jennings, mother and daughter dated 8/17/07 recorded 7/1/08 in Deed Book 7468 Page 1076.

PLAINTIFF: HSBC Bank USA, N.A.

VS

DEFENDANT: **TAMMIE RUSHTON and AMANDA D. JENNINGS**

SALE ADDRESS: 72 East 2<sup>nd</sup> Avenue, Parkesburg, Pa.

PLAINTIFF ATTORNEY:

**CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 09-3-159**

**Writ of Execution No. 07-03083**

**DEBT \$191,346.00**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a Habitat for Humanity Subdivision Plan dated September 8, 1993 last revised November 3, 1993 and recorded in Plan File #12505, as follows, to wit:

BEGINNING at a point on the northerly side of East Emmett Street said point also being a corner of 33 E. Emmett Street; thence extending from said beginning point and along the northerly side of East Emmett Street north 83 degrees, 45 minutes, 00 seconds west, 25.00 feet to a point a corner of land now or late of Earl F. II and Debra J. Gable; thence extending along same north 09 degrees 35 minutes 00 seconds west, 94.00 feet to a point in line of land now or late of T. DiMarco Construction; thence extending along same south 83 degrees 45 minutes, 00 seconds east, 25.00 to a point a corner of 33 E. Emmett Street; thence extending along same south 09 degrees 35 minutes 00 seconds west, 94.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.054 acres of land, be the same more or less.

BEING 35 E. Emmett Street as shown on said Plan.

BEING Parcel #15-5-381.

BEING the same premises which Mildred E. Weber, by Deed dated November 23, 2005 and recorded January 5, 2006 in Deed Book 6730 Page 645, as Document No. 10611926, granted and conveyed unto Elaine J. Gessler and Eric J. Horchuck, in fee.

PLAINTIFF: The Bank of New York, as successor Trustee under Funding Mortgage Funding Trust 2005-4, by Saxon Mortgage Services, Inc., as attorney in fact,

use assignee  
 VS  
 DEFENDANT: **ERIC J. HORCHUCK and ELAINE J. GESSLER**  
 SALE ADDRESS: 35 Emmett Street, Phoenixville, Pa.  
 PLAINTIFF ATTORNEY:  
**STEVEN K. EISENBERG, 215-572-8111**

**SALE NO. 09-3-160**  
**Writ of Execution No. 08-01887**  
**DEBT \$635,669.49**

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a subdivision surveyors, Kimberlon Pennsylvania, dated April 18, 1980, last revised 24, 1980 and recorded in Chester County as Plan No. 3142 as follows, to wit:

BEGINNING at a spike in the bed of Conestoga Road (LR 15139) a corner of lands of Kenneth L. Miller; thence from the beginning point and along said lands, north 76 degrees 1 minute east, 362.05 feet to an iron pin; thence extending along same, north 84 degrees 38 minutes east, 54.10 feet to an iron pin, a corner of lands to be retained by the grantor; thence along said lands south 6 degrees 30 minutes east, 200 feet to an iron pin; thence extending along same, north 84 degrees 38 minutes east, 348.50 feet to a spike in the bed of Fellowship Road; thence through the bed of said road, south 6 degrees 30 minutes east, 481.73 feet to a spike marking the intersection of said road and Conestoga Road; thence through the bed of Conestoga Road, north 59 degrees 50 minutes west 617.14 feet to a spike; thence extending along same, north 50 degrees, 42 minutes west, 381.21 feet to a spike, being the first mentioned point and place of beginning.

BEING Parcel 1 on said Plan.

BEING UPI #32-2-1.1A  
 BEING known as: 2602 Conestoga Road, Chester Springs, PA 19425  
 PROPERTY ID No.: 32-02-0001-01A

TITLE to said premises is vested in Todd Davis and Donna Davis, husband and wife, as tenants by entireties by Deed from Rebecca E. Naughton dated 7/27/06 recorded 8/14/06 in Deed Book 6925 Page 1017.

PLAINTIFF: Deutsche Bank Trust Co. Americas f/k/a Banker's Trust Co., as Trustee and Custodian for Morgan Stanley, MSAC 2007-HE1 by: Saxon Mtg. Services, Inc. f/k/a Meritech Mtg. Services, Inc. as its attorney-in-fact

VS  
 DEFENDANT: **TODD DAVIS and DONNA DAVIS**  
 SALE ADDRESS: 2602 Conestoga Road, Chester Springs, Pa.  
 PLAINTIFF ATTORNEY:  
**CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 09-3-164**  
**Writ of Execution No. 04-00775**  
**DEBT \$606,762.91**

ALL THAT CERTAIN lot or tract of land situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Swedesford Chase, prepared by Eastern States Engineering, Inc. dated 11/8/96 and last revised 3/11/98 and recorded in the Office of the Recorder of Deeds in Chester County as Plan #14417, as follows, to wit:

BEGINNING at a point on the southwesterly side of Jacobs Court as shown on said Plan a corner of Lot 48 on said Plan; thence extending along the southwesterly side of Jacobs Court on the arc of a circle curving to the left having a radius of 52.00 feet the arc distance of 31.74 feet to a point; thence extending along Open Space and through an easement on said Plan south 22

degrees 50 minutes 52 seconds west 258.68 feet to a point; thence extending along Basin 1C on said Plan north 43 degrees 56 minutes 03 seconds west 181.89 feet to a point; thence extending along Lot 48 aforementioned north 57 degrees 49 minutes 13 seconds east 239.64 feet to the point and place of beginning.

BEING Lot #47 on said Plan  
 PARCEL 41-2-311  
 BEING part of the same premises which The Church Farm School by indenture bearing date 5/19/98 and recorded in the Office of the Recorder of Deeds of Chester County in Record Book 4360 Page 463 granted and conveyed unto Swedesford Chase, L.P.

PARCEL Identification No: 41-2-311

TITLE to said premises is vested in Eric Hudson, a married man, by Deed from Swedesford Chase, L.P., dated 01/30/2001, recorded 02/08/2001, in Deed Book 4895, Page 409.

BEING known as the premises of 400 Jacobs Court, Exton, PA 19341  
 RESIDENTIAL property  
 TO be sold as the property of Eric Hudson

SEIZED in execution as the property of Eric Hudson on Judgment No. 04-00775

PLAINTIFF: World Savings Bank, FSB  
 VS  
 DEFENDANT: **ERIC HUDSON**  
 SALE ADDRESS: 400 Jacobs Court, Exton, Pa.  
 PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-166**  
**Writ of Execution No. 03-06995**  
**DEBT \$136,767.09**

ALL THAT CERTAIN brick mesuage and lot or tract of land, hereditaments and appurtenances, situate at No. 369

Jefferson Avenue, in the East Ward of the Borough of Downingtown, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Jefferson Avenue at a corner of land now or formerly of Michael Sheehy; thence along the said land now or late of Sheehy, passing through the middle of the brick division wall separating the house herein conveyed from the house now or formerly of the said Sheehy on the east, north 50 degrees 54 minutes west, 185 feet to the middle of a 20 feet wide alley; thence along the middle of the same, south 39 degrees 6 minutes west, 25 feet to a corner of land now or formerly of the Estate of William G. Baldwin; thence along the said land now or formerly of the said Estate of William G. Baldwin, south 50 degrees 54 minutes east, 185 feet to another point in the middle of said Jefferson Avenue; thence along the middle thereof north 39 degrees 6 minutes east 25 feet to the place of beginning.

CONTAINING 4,625 square feet of land, be the same more or less.

TITLE to said premises is vested in Lisa A. Brown and Kirk Brown, wife and husband by Deed from Angela S. Caveness Weisskopf, etal dated 9/26/1997 and recorded 10/1/1997 in Record Book 4239 Page 263.

TAX Parcel #11-4-180  
 BEING known as the premises of 369 Jefferson Avenue, Downingtown, PA 19335

RESIDENTIAL property  
 TO be sold as the property of Kirk T. Brown and Lisa A. Brown  
 SEIZED in execution as the property of Kirk T. Brown and Lisa A. Brown on Judgment No. 03-06995

PLAINTIFF: Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, Inc.

VS  
 DEFENDANT: **KIRK T. BROWN and LISA A. BROWN**  
 SALE ADDRESS: 369 Jefferson

Avenue, Downingtown, Pa.  
 PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-170**  
**Writ of Execution No. 08-02488**  
**DEBT \$352,558.55**

LOT No. 2  
 ALL THAT CERTAIN parcel of tract of land,  
 SITUATE in West Nottingham Township, Chester County, Pennsylvania described according to a Plan entitled Final Subdivision Plan of 142.510 acres for Jettie M. Mills, prepared by Drake and Waddington, Inc. dated October 28, 1987 and last revised on February 25, 1988, and recorded in the Chester County Recorder of Deeds Office on March 8, 1988 at Plan No. P-2-22, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lees Bridge Road (L.R. 15001) (50 feet wide); thence leaving said Lee's Bridge Road and crossing over an iron pin distant 30.59 feet herefrom, and along Lot No. 1, north 24 degrees 13 minutes 31 seconds west, 309.13 feet to an iron pin on line of Lot No. 3; thence by the same, north 46 degrees 01 minute 12 seconds east, 98.40 feet to an iron pin; thence still by the same, south 49 degrees 58 minutes 48 seconds east, 278.42 feet to an iron pin on line of lands of Lawrence McConnell; thence by the same and crossing over an iron pin distant 72.18 feet herefrom, south 40 degrees 01 minute 12 seconds west, 232.72 feet to the first mentioned point of beginning.

CONTAINING 1.058 acres, be the same more or less and being Lot No. 2 on said Plan.

SUBJECT to a 30 feet wide driveway as shown on the above-referenced Plan.

BEING UPI #68-2-5

TITLE to said premises is vested in Michael C. Dunn, by Deed from B.K. Campbell Enterprises and T/A/ Cedar Knoll Builders, dated 05/15/2006, recorded

06/02/2006, in Deed Book 6857, Page 1675.  
 TAX Parcel #68-2-5  
 BEING known as the premises of  
 306 Lees Bridge Road, Nottingham, PA  
 19362

RESIDENTIAL property  
 TO be sold as the property of  
 Michael C. Dunn and  
 SEIZED in execution as the property of Michael C. Dunn and on Judgment No. 08-02488

PLAINTIFF: Countrywide Home Loans, Inc.

VS

DEFENDANT: **MICHAEL C. DUNN**

SALE ADDRESS: 306 Lees Bridge Road, Nottingham, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-172**  
**Writ of Execution No. 08-02177**  
**DEBT \$109,617.06**

ALL THAT CERTAIN lot of land situated in the City of Coatesville, Chester County, Pennsylvania, on which is located a brick dwelling house being the south house of a block of two brick dwelling houses designated as No. 81 Virginia Avenue, bounded and described as follows:

BEGINNING at a point on the east curb line of Virginia Avenue at a corner of land now or late of Henry Wagner, and opposite the center of the middle dividing partition in the said block of two brick dwelling houses, thence measuring along the east curb line of Virginia Avenue southwardly 23 feet and extending back eastwardly between parallel lines of that width at right angles to said Virginia Avenue 120 feet to the west line of Modena Alley; the north line passes through the center of the middle dividing partition of said block of two brick dwelling houses.

BOUNDED on the north by land now or late of Henry Wagner; on the east side by the west line of Modena Alley; on the

south by land now or late of Ralph I. Grant and on the west by the east curb line of Virginia Avenue.

TAX Parcel Number: 16-6-754

IMPROVEMENTS: Residential dwelling

UPI #16-6-754

TITLE to said premises is vested in Bonita L. Pollock, unmarried by Deed from Bonita L. Pollock, dated 2/27/2006 and recorded 2/28/2006 in Record Book 6775, Page 1955.

PLAINTIFF: LaSalle Bank, NA, as Trustee by Residential Funding Company, LLC FKA Residential Funding Corporation as Attorney in Fact

VS

DEFENDANT: **BONITA L. POLLOCK**

SALE ADDRESS: 81 Virginia Avenue, Coatesville, Pa.

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

**SALE NO. 09-3-174**  
**Writ of Execution No. 08-09129**  
**DEBT \$108,134.23**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Village Walk Condominium, Village Avenue, Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, which has been submitted to the Uniform Condominium Act, by the Recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated 9-29-1981 and recorded 11-13-1981 in Misc. Deed Book 534 page 251 and an Amendment thereto dated 5-20-1983 and recorded 5-25-1983 in Misc. Deed Book 592 page 133 and a Second Amendment thereto dated 11-23-1983 and recorded 12-7-1983 in Misc. Deed Book 618 page 105 and a Declaration Plan recorded 11-13-1981 in Misc. Deed Book 534 page 251 and the

Amended Declaration Plan recorded 5-25-1983 in Misc. Deed Book 592 page 133, being and designated on said Declaration Plan as Unit 300, as more fully described in such Declaration Plan, Declaration and their respective Amendments, together with a proportionate undivided interest in the Common Elements (as defined in Such Declaration) of 2.0%.

BEING Chester County Tax Parcel 33-4H-267

BEING the same premises which Julius Berger Sanchez aka Julius Berger by Indenture dated 02/23/2004, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid, in Deed Book and Page 6085/1898, granted and conveyed unto Julius Berger, in fee.

UPI #33-4H-267

TITLE to said premises is vested in Julius Berger, by Deed from Julius Berger Sanchez, aka, Julius Berger, dated 02/23/2004, recorded 03/09/2004 in Book 6085, page 1898.

BEING known as the premises of 300 Village Walk Way, Exton, PA 19341

RESIDENTIAL property

TO be sold as the property of Julius Berger a/k/a Julius Berger Sanchez

SEIZED in execution as the property of Julius Berger a/k/a Julius Berger Sanchez on Judgment No. 08-09129

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JULIUS BERGER a/k/a JULIUS BERGER SANCHEZ**

SALE ADDRESS: 300 Village Walk Way, Exton, Pa

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-176**  
**Writ of Execution No. 02-04338**  
**DEBT \$68,515.20**

ALL THAT CERTAIN lot or piece of land, with a two and one half story

dwelling thereon erected, situate on the northerly side of Vanderslice Street, in the Borough of Phoenixville, in the Fifth Ward, County of Chester and State of Pennsylvania, bounded and described as follows:

BOUNDED on the south by Vanderslice Street; on the west by Lot No. 15; on the north by Needle Street; and on the east by Lot No. 13.

BEING 17.94 feet in front on Vanderslice Street and extending of that width between parallel lines a distance of 125.019 feet to the southerly side of Needle Street.

CONTAINING 2242.840 square feet of land, be the same more or less.

BEING Lot No. 14 on Plan of Frank B. Welland, surveyed by William Magarity, Jr., C.E., June 11, 1928, recorded in the Recorder of Deeds Office in Plan Book.

UPI #15-9-37

TITLE to said premises is vested in George M. Famous and Nancy L. Famous, h/w by Deed from Joseph E. Devlin, Executor of the Will of Bridget E. Devlin, also known as Blanche E. Devlin, deceased dated 6/27/1994 and recorded 7/13/1994 in Record Book 3783 Page 1813.

BEING known as the premises of 14 Vanderslice Street, Phoenixville, PA 19460

RESIDENTIAL property

TO be sold as the property of George M. Famous and Nancy L. Famous

SEIZED in execution as the property of George M. Famous and Nancy L. Famous on Judgment No. 02-04338

PLAINTIFF: GE Capital Mortgage Services, Inc.

VS

DEFENDANT: **GEORGE M. FAMOUS and NANCY L. FAMOUS**

SALE ADDRESS: 14 Vanderslice Street, Phoenixville, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-178**

**Writ of Execution No. 08-09368**

**DEBT \$209,351.95**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Phoenixville, County of Chester, State of Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, Inc., Registered Surveyor, Phoenixville, Pennsylvania, as the property of Allen L. Bevan and dated April 19<sup>th</sup>, 1976, drawing #L-4501A, as follows, to wit:

BEGINNING at a fence post a corner of lands of Dr. Cyrus Mineo and Lot 7 said post being measured south 33 degrees 34 minutes west 25.00 feet from the center line of Reed Street (20.00 feet wide); thence along lands of Dr. Cyrus Mineo, M. Bodick and J. Byrne south 56 degrees 26 minutes east 165.00 feet to a fence post a corner of lands of J. Byrne and W. Ingalsbe; thence along lands of W. Ingalsbe and Dr. Weisman south 33 degrees 34 minutes west 61.73 feet to an iron pin a corner of Lot 9; thence along the same north 66 degrees 15 minutes west 54.86 feet to an iron pin, and north 59 degrees 34 minutes 54 seconds west 30.13 feet to a iron pin; thence along a curve to the left with a radius of 55.00 feet through a center angle of 97 degrees 28 minutes 24 seconds an arc distance of 93.57 feet to an iron pin a corner of lot 7; thence along the same north 16 degrees 16 minutes 36 seconds east 34.72 feet to the place of beginning.

CONTAINING 9010.38 square feet of land be the same more or less.

BEING the same premises which Anna Onder and Mary A. Byrne, by indenture dated September 15, 1978 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Deed Book S-53 page 40 &c., granted and conveyed unto Margaret Lewa, in fee.

UPI #15-13-859.1D

TITLE to said premises is vested in Brian Benjamin, by Deed from Margaret Lewa, acting herein by and through her

agent and Kathleen M. Stauffer, duly constituted and appointed by Letter of Attorney dated 5/18/04 and intended to be recorded herewith, dated 04/10/2006, recorded 06/07/2006 in Book 6862, Page 1312.

BEING known as the premises of 317 Virginia Avenue, Phoenixville, PA 19460

RESIDENTIAL property

TO be sold as the property of Brian Benjamin

SEIZED in execution as the property of Brian Benjamin on Judgment No. 08-09368

PLAINTIFF: US Bank National Association, as Trustee for Asset-Backed Pass-Through Certificates, Series 2006-NC1 VS

DEFENDANT: **BRIAN BENJAMIN**

SALE ADDRESS: 317 Virginia Avenue, Phoenixville, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-182**

**Writ of Execution No. 08-07947**

**DEBT \$56,257.52**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in West Goshen Township, Chester County, Pennsylvania, made by Howard W. Doran, Inc., Registered Surveyor dated 1-11-1976, last revised 4-30-1976, recorded in Chester County in Plan Book 59 Page 15, as follows, to wit:

BEGINNING at a point on the southeasterly side of Stoneybrook Lane on the said Plan, a corner of Lot #160 on the said Plan; thence along the said southeasterly side of the said Stoneybrook Lane along the arc of a circle curving to the left having a radius of 50 feet the arc distance of 68.78 feet to a point a corner of Lot #158 on the said Plan; thence along the said Lot #158, south 22 degrees 21 minutes 10 seconds east,

155.29 feet to a point in line of land of Gordon E. Nugent; thence along the said land, now or late of Gordon E. Nugent, south 67 degrees 38 minutes 50 seconds west, 176.56 feet to a point a corner of the said Lot #160; thence along the said Lot #160, north 14 degrees 16 minutes 27 seconds east, 189.65 feet to the first mentioned point and place of beginning.

BEING Lot #159 on said Plan.

BY fee simple Deed from Thomas A. Gaffney and Ninamarie Gaffney, his wife as set forth in Deed Book 1274, Page 478 and recorded on 9/7/1988, Chester County Records.

THE source Deed as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

UPI #52-5H-79

TITLE to said premises is vested in William C. Barrett, Jr. and Carol H. Barrett, his wife, by Deed from Thomas A. Gaffney and Ninamarie Gaffney, his wife, dated 08/30/1988, recorded 09/07/1988 in Book 1274, Page 478.

BEING known as the premises of 1108 Stoneybrook Lane, West Chester, PA 19382

RESIDENTIAL property

TO be sold as the property of William C. Barrett, Jr. and Carol H. Barrett

SEIZED in execution as the property of William C. Barrett, Jr. and Carol H. Barrett on Judgment No. 08-07947

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **WILLIAM C. BARRETT, JR. & CAROL H. BARRETT**

SALE ADDRESS: 1108 Stoneybrook Lane, West Chester, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-191**

**Writ of Execution No. 07-12502**

**DEBT \$176,970.92**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Lots, known as Indian King-Phase V made by Herbert F. MacCombie, Jr., Consulting Engineers and Surveyors, dated 2/20/1987 last revised 5/22/1987 and recorded as Plan File Nos. 7635-7642 as follows, to wit:

BEGINNING at a point in line of Open Space, at a corner of Unit 424 on said Plan; thence extending from said beginning point along Unit 424 south 21 degrees 43 minutes 00 seconds east 100 feet to a point in line of Open Space; thence extending along the same south 68 degrees 16 minutes 00 seconds west 20 feet to a point, a corner of Unit 426 then extending along the same north 21 degrees 43 minutes 00 seconds west, 100 feet to a point in line of Open Space, aforesaid; thence extending along the same north 68 degrees 17 minutes 00 seconds east 20 feet to the first mentioned point and place of beginning.

CONTAINING 2,000 square feet BEING Unit No. 425 on said Plan

BEING the same premises which Herman F. Buitrago and Maria C. Buitrago, husband and wife by Deed dated 5/29/2003 and recorded 6/13/2003 in Chester County in Record Book 5740 Page 142 conveyed unto Herman F. Buitrago, in fee.

TITLE to said premises is vested in Jose Luis Sanguino, by Deed from Herman F. Buitrago, dated 08/06/2004, recorded 08/19/2004, in Deed Book 6256, page 1821.

TAX Parcel #41-05Q-0314

BEING known as the premises of 425 East Anglesey Terrace, West Chester, PA 19380

RESIDENTIAL property

TO be sold as the property of Jose Sanguino a/k/a Jose Luis Sanguino

SEIZED in execution as the property of Jose Sanguino a/k/a Jose Luis Sanguino on Judgment No. 07-12502

PLAINTIFF: Wells Fargo Bank, N.A., d/b/a Americas Serving Company

VS

DEFENDANT: **JOSE SANGUINO a/k/a JOSE LUIS SANGUINO**

SALE ADDRESS: 425 East Anglesey Terrace, West Chester, Pa.

PLAINTIFF ATTORNEY: **DANIEL G. SCHMIEG, 215-627-1322**

**SALE NO. 09-3-196**

**Writ of Execution No. 07-12156**

**DEBT \$170,620.83**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of property owned by Balmer Management Co., Inc., dated 2/18/92, last revised 6/23/92, made by Crossan-Raimato, Inc., Professional Land Surveyors, New London, Pennsylvania, as follows, to wit:

BEGINNING at a point in the title line in the bed of Buck Run Road (SR 3043) said point being a corner of land now or late of Grace Building Company, Inc., as shown on said plan; thence extending from said point of beginning along the title line in the bed of Buck Run Road, south 18 degrees 20 minutes 00 seconds west, 33.18 feet to a point on the north side of a 50 feet wide access easement; thence extending along the same, the four (4) following courses and distances: (1) north 59 degrees 45 minutes 54 seconds west, 51.75 feet (2) north 39 degrees 41 minutes 19 seconds west, 63.83 feet (3) north 48 degrees 06 minutes 57 seconds west, 458.04 feet and (4) south 86 degrees 23 minutes 03 seconds west, 133.06 feet to a point, a corner of Lot No. 2; thence extending along the same, north 13 degrees 37 minutes 30 seconds east, 261.62 feet to a point, a corner of land now or late of Barry G.

Balmer; thence extending along the same, south 85 degrees 32 minutes 00 seconds east, 294.05 feet to a point, a corner of Lot No. 2, aforesaid; thence extending along the same, south 06 degrees 40 minutes 00 seconds west, 247.58 feet to a point, a corner of land now or late of Paul G. and Mary E. Butcher; thence extending along the same, the two (2) following courses and distances: (1) north 51 degrees 10 minutes 50 seconds west, 53.54 feet, and (2) south 23 degrees 57 minutes 10 seconds west, 100 feet to a point, a corner of land now or late of Butcher aforesaid; thence extending along the same and along land now or late of Grace Building Company, Inc., aforesaid; south 50 degrees 30 minutes 00 seconds east, 422.47 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING 2.0924 acres of land, more or less.

BEING part of the same premises which Sydney Thayer, III, and Edith B. Thayer, husband and wife, by Deed dated 11/15/87 and recorded in Chester County in Record Book 978, Page 576, granted and conveyed unto Balmer Management Co., Inc., a Pennsylvania Corporation in fee.

TAX Parcel #47-7-96-3

TITLE to said premises is vested in Robert J. Nunn and Melanie Black Nunn, his wife, by Deed from Balmer Management Co., Inc., a Pennsylvania Corporation, dated 09/09/1992, recorded 09/22/1992, in Deed Book 3214, page 232.

BEING known as the premises of 710 North Barry Lane, East Fallowfield Twp, PA 19320

RESIDENTIAL property

TO be sold as the property of Robert J. Nunn and Melanie Black Nunn

SEIZED in execution as the property of Robert J. Nunn and Melanie Black Nunn on Judgment No. 07-12156

PLAINTIFF: Indymac Bank, F.S.B.

VS

DEFENDANT: **ROBERT J.**

**NUNN and MELANIE BLACK NUNN**  
SALE ADDRESS: 710 North Barry Lane, East Fallowfield Twp., Coatesville, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-198**

**Writ of Execution No. 07-11977**

**DEBT \$196,114.62**

ALL THAT PARCEL of land in Township of East Coventry, Chester County, State of Pennsylvania, as more fully described in Deed Book 6713, Page 1922, ID# 18-1-250, being known and designated as all that certain Lot or piece of ground situate in the Township of East Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plan of "Coventry Glen", prepared by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors, dated 8/30/2000, last revised 7/2/2004 and recorded in Chester County as Plan No. 17236 as follows, to wit:

BEGINNING at a point on the southerly side of Dare Lane, a corner of Lot #56 as shown on said Plan; thence from said point of beginning, along the said side of Dare Lane south 37 degrees, 18 minutes, 45 seconds east 20.00 feet to a corner of Lot #54; thence along Lot #54 south 52 degrees, 41 minutes, 15 seconds west 105.90 feet to a point in line of Open Space; thence along said Open Space north 37 degrees, 18 minutes, 45 seconds west 20.00 feet to a corner of Lot #56; thence along Lot #56 north 52 degrees, 41 minutes, 15 seconds east 105.90 feet to the first mentioned point and place of beginning.

BEING Lot #55

PARCEL No.: 18-1-250

BEING known as: 55 Dare Lane, Pottstown, PA 19465.

BEING the same premises which NVR, INC. Trading as Ryan Homes, by

Deed dated October 31, 2005 and recorded December 15, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6713, Page 1922, granted and conveyed unto Felicia Lewis and James Lewis, husband and wife.

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **FELICIA LEWIS & JAMES LEWIS**

SALE ADDRESS: 55 Dare Lane, Pottstown, Pa.

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

**SALE NO. 09-3-208**

**Writ of Execution No. 03-09337**

**DEBT \$547,652.46**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Situate in Tredyffrin Township, Chester County, Pennsylvania, bounded and described according to a survey made by Thomas G. Colesworthy, County Surveyor, Pennsylvania dated 2-25-1952, as follows, to wit:

BEGINNING at an iron pin set in the middle of North Valley Road at a corner of land belonging to George P. Orr; thence extending along the middle of North Valley Road, south 28 degrees 00 minutes east, 200 feet to an iron pin; thence leaving the road and extending along other land of Franklin W. Wedge, to be conveyed to Austin M. Wortley, Sr. south 62 degrees 00 minutes west, 677.35 feet to an iron pin set in line of land belonging to Robert D. Scott; thence extending along land of Robert D. Scott, north 26 degrees 44 minutes 20 seconds west, 215.28 feet to an iron pin set in a line of land belonging to George P. Orr; thence extending along land of George P. Orr, north 63 degrees 17 minutes 50 seconds east, 672.8 feet to the first mentioned point and place of beginning.

BEING Chester County Tax Parcel

43-4-115

BEING known as: 1628 North Valley Road, (Tredyffrin Township), Malvern, PA 19355

PROPERTY ID No.: 43-4-115

TITLE to said premises is vested in James Kerr Egan and Janice Allen Egan, his wife by Deed from James T. Egan and Renald A. Egan, husband and wife dated 10/19/98 recorded 10/29/98 in Deed Book 4444 Page 1458.

PLAINTIFF: Option One Mortgage Corporation

VS

DEFENDANT: **JAMES K. EGAN and JANICE ALLEN EGAN and UNITED STATES OF AMERICA**

SALE ADDRESS: 1628 North Valley Road, Malvern, Pa.

PLAINTIFF ATTORNEY:  
**CHANDRA M. ARKEMA, 856-669-5400**

**SALE NO. 09-3-214**

**Writ of Execution No. 08-08947**

**DEBT \$375,899.17**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Franklin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of 'Franklin Chase' prepared by D.L. Howell and Associates, Inc., Civil Engineers, dated 6/20/2002, last revised 6/2/2004 and recorded in Chester County as Plan #17150 as follows, to wit:

BEGINNING at a point on the northwesterly side of John Hancock Boulevard, a corner of Lot #28 as shown on said plan; thence from said point of beginning, along the said side of John Hancock Boulevard on the arc of a circle curving to the right having a radius of 300.00 feet the arc distance of 177.58 feet to a corner of Lot #30 thence along Lot #30 north 11 degrees 16 minute 09 seconds west, 177.73 feet to a point in line of Open Space; thence along said Open Space north 61 degrees 46 min-

utes 23 seconds east 71.33 feet to a corner of Lot#28; thence along Lot #28 south 45 degrees 11 minutes 05 seconds east 177.73 feet to the first mentioned point and place of beginning.

BEING Lot #29 as shown on said plan.

BEING UPI 72-1-66.

BEING part of the same premises which LUCILLE SUOMINEN AND JOSPEPH F. BRINKER, CO-EXECUTORS OF THE ESTATE OF NINA C. SUOMINEN, by Indenture bearing date 12/29/2003 and recorded 12/31/2003 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 6025 page 2361 etc., granted and conveyed unto FRANKLIN CHASE HOLDINGS, LLC, in fee.

UPI #72-2-66

TITLE TO SAID PREMISES IS VESTED IN Paul Surian, by Deed from Franklin Chase Holdings, LLC, dated 12/27/2005, recorded 01/03/2006 in Book 6727, Page 615.

Being known as the premises of 320 JOHN HANCOCK BOULEVARD, LINCOLN UNIVERSITY, PA 19352

Residential property

To be sold as the property of PAUL SURIAN

Seized in execution as the property of PAUL SURIAN on Judgment NO. 08-08947

PLAINTIFF: Aurora Loan Services, LLC

VS

DEFENDANT: **PAUL SURIAN**

SALE ADDRESS: 320 John Hancock Boulevard, Lincoln University, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-215**

**Writ of Execution No. 08-08406**

**DEBT \$156,876.09**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln,

County of Chester, and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Knoll, Phase I, originally called Wedgwood Estates Phase III, dated 2/8/1984, last revised 10/11/1984 and recorded as Plan #4885, as follows to wit: Beginning at an interior point, a corner of Lot #439; thence extending along the line of same north 21 degrees 39 minutes 53.8 seconds east 100.00 feet to a point; thence extending south 68 degrees 20 minutes 06 seconds east 20,00 feet to a point in line of Lot #437; thence extending south 21 degrees 39 minutes 53.8 seconds west 100.00 feet to a point; thence extending north 68 degrees 20 minutes 06 seconds west 20.00 feet to the point of beginning.

Under and Subject to all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Dustin T. Baxter and Andrea M. Baxter, h/w, as tenants by the entirety, by Deed from Dustin T. Baxter and Andrea M. Baxter, h/a, who acquired title as Dustin T. Baxter and Andrea M. Baxter, as tenants by the entirety, dated 08/22/2006, recorded 11/09/2007, in Deed Book 7304, page 570.

UPI #39-5A-237

Being known as the premises of 204 CARLYN COURT, DOWNINGTOWN, PA 19335

Residential property

To be sold as the property of ANDREA M. BAXTER and DUSTIN T. BAXTER

Seized in execution as the property of ANDREA M. BAXTER and DUSTIN T. BAXTER on Judgment No. 08-08406

PLAINTIFF: U.S. Bank National Association As Trustee

VS

DEFENDANT: **ANDREA M. BAXTER and DUSTIN T. BAXTER**

SALE ADDRESS: 204 Carlyn Court, Downingtown, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-216****Writ of Execution No. 08-09805****DEBT \$192,758.16**

ALL THAT CERTAIN lot or piece or ground situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Malvern Hills made by Edward B. Walsh and Associates, Inc. Civil Engineers, 750 Springdale Drive, Exton, PA 19341, dated 4-6-1993 last revised 11-4-1993, and recorded as Plan #12707, as follows, to wit:

BEGINNING at a point on the easterly side of Laurel Lane cul-de-sac a corner of Buffer Open Space, thence extending along same, North 70 degrees 31 minutes 57 seconds East 84.34 feet to a point, thence extending South 15 degrees 56 minutes 27 seconds East 91.74 feet to a point, thence extending still along same, and crossing the bed of an Emergency Access Drive Easement, South 32 degrees 37 minutes 10 seconds West 53.75 feet to a point in the line of Lot 3, thence extending along same, and aforementioned easement, North 54 degrees 23 minutes 07 seconds West 100.73 feet to a point on Laurel Lane cul-de-sac, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 50.00 feet, the arc distance of 49.07 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Margaret A. Lynch and Sean E. Lynch,, by Deed from Kahn Properties, a PA general partnership, dated 05/23/1995. Recorded 06/06/1995 in Book 3898, Page 1294.

UPI #2-4-51D

Being known as the premises of 107 MOUNTAIN LAUREL LANE, MALVERN, PA 19355

Residential property

To be sold as the property of MARGARET A. LYNCH and SEAN E. LYNCH

Seized in execution as the property of MARGARET A. LYNCH and SEAN E.

LYNCH on Judgment No. 08-09805  
PLAINTIFF: Wells Fargo Bank,  
N.A.

VS

DEFENDANT: **MARGARET A. LYNCH and SEAN E. LYNCH**

SALE ADDRESS: 107 Mountain Laurel Lane, Malvern, Pa.

PLAINTIFF ATTORNEY:  
**DANIEL G. SCHMIEG, 215-563-7000**

**SALE NO. 09-3-223****Writ of Execution No. 08-09551****DEBT \$247,725.15**

ALL THAT CERTAIN parcel of ground with the dwelling unit erected thereon, situate on the South side of Onward Avenue (private street) and North of the Future Schuylkill Valley Metro being shown as Unit #66 on a Plan titled "French Creek Townhouses French Creek Project, French Creek Center", being Drawing No. D-7703202, originally prepared by Ludgate Engineering Corporation February 27, 2003 and last revised December 19, 2003, said unit being known as No. 632 Onward Avenue and being situate in the Borough of Phoenixville, Chester County, Pennsylvania and being more particularly bounded and described as follows, to wit:

COMMENCING at a point being the tract boundary on the right-of-way line of the existing railroad; thence leaving said existing right-of-way line North 44 degrees 33 minutes 40 seconds East 89.29 feet to a point a corner of Unit 66 the place of beginning; thence along Unit 66 the 4 following courses and distances: (1) by forming an interior angle to the right by 347 degrees 36 minutes 30 seconds with the last described line, a distance of 47.50 feet to a point; (2) by forming an interior angle to the left by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 22.00 feet to a point; (3) by forming an interior angle to the left by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 47.50

feet to a point; (4) by forming an interior angle to the left by 90 degrees 0 minutes 0 seconds with the last described line, a distance of 22.00 feet to a point the place of beginning.

CONTAINING 1045 square feet more or less.

BEING also subject to rights and duties attributed to unit ownership as described in the French Creek Townhomes Homeowners' Association agreement.

BEING Part of UPI No. 15-9-75

BEING known as 632 Onward Avenue, Lot 66 French Creek.

BEING part of the same premises which PHOENIX PROPERTY GROUP, A PA GENERAL PARTNERSHIP, by Indenture bearing date 2/19/2004 and recorded 2/20/2004 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 6071 page 2032 etc., granted and conveyed unto THE TOWNHOMES AT FRENCH CREEK, LLC, in fee.

Being part of the same premises which The Townhomes At French Creek, LLC by Indenture bearing date of 06/21/2006 and recorded on 07/03/2006 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6886, page 1186 granted and conveyed unto Francisco Rocha, in fee.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee under Novastar Mortgage Funding Trust

VS

DEFENDANT: **FRANCISCO ROCHA**

SALE ADDRESS: 632 Onward Avenue, Phoenixville, Pa.

PLAINTIFF ATTORNEY: **MARTIN S. WEISBERG, 856-429-5507**