



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

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# Chester County Law Reporter

(USPS 102-900)

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**Bryn Mawr Trust Co. vs. Gilligan, et al.**

Summary judgment – Elements in a mortgage foreclosure action – Mortgagor’s knowledge – General denial – Insufficient information to answer

1. The purpose of the summary judgment rule is to eliminate cases prior to trial where a party cannot make out a claim or defense after relevant discovery has been completed. A motion for summary judgment is properly granted whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense that could be established by additional discovery. In considering a motion for summary judgment, a court examines the record in the light most favorable to the non-moving party, and resolves any doubt as to the existence of a genuine issue of fact against the moving party.
2. The elements of a cause of action in mortgage foreclosure require a mortgagee-plaintiff to plead, among other things, a specific averment of the mortgagor’s default, an itemized statement of the amount due, and a demand for judgment for the amount due.
3. When a mortgagor-defendant does not deny allegations in the complaint regarding default and the amount due with specificity in an answer, the mortgagor is deemed to have admitted those allegations and such admissions can support the entry of summary judgment in mortgage foreclosure actions.
4. The existence of a mortgage, any potential default, and the amount due on the mortgage loan is information that a mortgagor should know. Accordingly, a mortgagor’s general denials to a mortgagee’s allegations of default and the amount owed are deemed admissions.
5. A statement by a party that after reasonable investigation the party is without knowledge or information sufficient to form a belief as to the truth of an averment, shall have the effect of a denial. However, such a statement does not excuse a failure to admit or deny a factual allegation when it is clear that the pleader must know whether a particular allegation is true or false as the objective of the rule is to protect a party from making an admission in a situation where he or she is unable to ascertain competent information to support a specific denial.
6. Via the attachments to the Complaint, Defendants had sufficient information before them to determine the date upon which interest would begin to accrue, and therefore could not state a denial based upon lack of sufficient information. The Court found denials ineffective in this case and instead had the effect of admissions and Held the Plaintiff’s Motion for Summary Judgment was granted.

R.E.M.

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[65 Ches. Co. Rep. **Bryn Mawr Trust Co. vs. Gilligan, et al.**

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RC; The Bryn Mawr Trust Company vs. James M. Gilligan; Sherri A. Gilligan; and United States of America

Craig H. Fox for plaintiff

Tunnell, J; November 7, 2016:-

THE BRYN MAWR TRUST COMPANY	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	CHESTER COUNTY, PENNSYLVANIA
vs.	:	CIVIL ACTION – FORECLOSURE
JAMES M. GILLIGAN,	:	NO. 2015-11493-RC
SHERRI A. GILLIGAN, and		
UNITED STATES OF AMERICA		
Defendants.		

Craig H. Fox, Esquire, on behalf of Plaintiff

Defendants, Pro Se

No Entry of Appearance on behalf of Defendant United States of America

### ORDER

**AND NOW**, this 7<sup>th</sup> day of November, 2016, upon consideration of Plaintiff's Motion for Summary Judgment and there being no Response thereto, it is hereby **ORDERED** and **DECREED** that the Motion is **GRANTED** and an *in rem* Judgment is entered in favor of Plaintiff and against Defendants, James M. Gilligan and Sherri A. Gilligan, in the amount of \$469,393.35<sup>1</sup>, together with interest thereon from November 3, 2015, plus other costs and charges collectible under the Mortgage for foreclosure and sale of the mortgaged premises.<sup>2, 3</sup>

**IT IS FURTHER ORDERED** that any rights of Defendant, United States of America, in the mortgaged premises pursuant to the Notice of Federal Tax Lien filed of record in the Office of the Prothonotary of Chester County at Docket No. FT1500435-FT, are hereby declared junior to the Mortgage and shall be divested with regard to the mortgaged premises upon judicial sale of the property, subject to the right of redemption set forth in 28 U.S.C. § 2410(c).

BY THE COURT:

/s/ MARK L. TUNNELL, J.

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<sup>1</sup>As stated in the complaint. *See Comp.* at ¶ 9.

<sup>2</sup>This is an action to foreclose a mortgage. Plaintiff The Bryn Mawr Trust Company, mortgagee, has filed a motion for summary judgment against Defendants James M. Gilligan and Sherri A. Gilligan, mortgagors. In the motion, Plaintiff argues that summary judgment is proper because the admissions of record establish a *prima facie* cause of action in mortgage

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foreclosure that is not subject to material dispute. Upon review, the motion will be granted.

The purpose of the summary judgment rule is to eliminate cases prior to trial where a party cannot make out a claim or defense after relevant discovery has been completed. *Miller v. Sacred Heart Hospital*, 753 A.2d 829, 833 (Pa. Super. 2000). A motion for summary judgment is properly granted whenever “there is no genuine issue of any material fact as to a necessary element of the cause of action or defense that could be established by additional discovery.” *Swords v. Harleysville Ins. Companies*, 883 A.2d 562, 566 (Pa. 2005); *see also* Pa. R.C.P. 1035.2(1) (same). Any party to an action may move for summary judgment. Accordingly, summary judgment on a plaintiff’s claim is proper where the plaintiff has come forth with evidence to establish a *prima facie* cause of action, and demonstrated that such evidence is not in material dispute. *See, e.g., Note, Pa.R.C.P. 1035.2(2)* (Explaining that summary judgment on a plaintiff’s claim is proper when the motion is “supported by a record containing an admission” because, “[b]y virtue of the admission, no issue of fact could be established by further discovery or expert report.”). In considering a motion for summary judgment, a court examines the record in the light most favorable to the non-moving party, and resolves any doubt as to the existence of a genuine issue of fact against the moving party.

The elements of a cause of action in mortgage foreclosure are stated at Pennsylvania Rule of Civil Procedure 1147. *See Beneficial Consumer Disc. Co. v. Vukman*, 77 A.3d 547, 553 (Pa. 2013) (Rule 1147 “itemiz[es the] factual averments required in [a] mortgage foreclosure complaint.”). Rule 1147 requires a mortgagee-plaintiff to plead, among other things, “a specific averment of [the mortgagor’s] default,” “an itemized statement of the amount due,” and “a demand for judgment for the amount due.” Pa. R.C.P. 1147(a)(4)-(6). When a mortgagor-defendant does not deny allegations in the complaint regarding default and the amount due with specificity in an answer, the mortgagor is deemed to have admitted those allegations. *First Wisconsin Trust Co. v. Stausser*, 653 A.2d 688, 692 (Pa. Super. 1995); *see also, Pa. R.C.P. 1029(b), (c)*. Such admissions have been held sufficient to support the entry of summary judgment in mortgage foreclosure actions. *See e.g. Bank of America v. Gibson*, 102 A.3d 462, 465 (Pa. Super. 2014) (“The holder of a mortgage is entitled to summary judgment if the mortgagor admits that the mortgage is in default, the mortgagor has failed to pay on the obligation, and the recorded mortgage is in the specified amount.”)

With regard to the allegations of default and the amount due, Plaintiff pled in its complaint the following:

7. The mortgage is in default because the [D]efendants have failed and refused to make their mortgage payments.

\* \* \*

9. Defendants have failed to cure the default as requested [by Plaintiff]. Accordingly .... [P]laintiff declares all sums secured by the Mortgage immediately due and payable ... in the following amounts:

Outstanding Principal:	\$419,751.50
Accrued but unpaid interest as of November 2, 2015:	\$16,504.06
Title Search:	to be added
Late charges:	\$1,546.79
Negative Escrow	\$31,591.00
TOTAL:	<u>\$469,393.35</u>

**Comp.** at ¶ 7, 9 (emphasis in original). Notably, Plaintiff did not plead the date Defendants first defaulted on the mortgage payments or the date upon which interest began to accrue.

In response to these allegations Defendants filed an answer to the complaint averring, in relevant part, the following:

7. Denied. The allegations set forth in this paragraph ... are denied as legal conclusions with strict proof thereof demanded at trial.

\* \* \*

9. Denied. The allegations set forth in this paragraph ... are denied as legal conclusions with strict proof thereof demanded at trial. These allegations are further denied as Defendants have insufficient knowledge or information to answer the specific allegations set forth in this paragraph ... and such allegations are therefore deemed denied with strict proof thereof demanded at trial. Further, it is specifically denied that the figures set forth by Plaintiff herein are accurate. Specifically, Plaintiff fails to set forth the date upon which interest began accruing, and Defendants are therefore unable to answer the specific allegations set forth in this paragraph ....

**Ans.** at ¶ 7, 9. Based on the parties' pleadings, the Court finds that Defendants have admit-

ted (i) that they defaulted on their mortgage payments as alleged at paragraph 7 of the complaint; and (2) the amount of outstanding principal, late charges, negative escrow, and that there would be a forthcoming title search charge, each of which was averred at paragraph 9 of the complaint.

The Superior Court has long held that the existence of a mortgage, any potential default, and the amount due on the mortgage loan is information that a mortgagor should know. *See e.g. U.S. Bank, N.A. v. Pautenis*, 118 A.3d 386, 396 (Pa. Super. 2015) (Explaining the bases for this rule in prior case law and rules of court governing responsive pleadings). Accordingly, a mortgagor’s general denials to a mortgagee’s allegations of default and the amount owed—such as those stated by Defendants in their answer to the complaint—are deemed admissions.

Plaintiff’s itemized allegation of the amount of unpaid and accrued interest prompted the following response from Defendants: *Further, it is specifically denied that the figures set forth by Plaintiff herein are accurate. Specifically, Plaintiff fails to set forth the date upon which interest began accruing, and Defendants are therefore unable to answer the specific allegations set forth in this paragraph.* **Ans.** at ¶ 9. Defendants’ answer is in the nature of a denial pursuant to Pennsylvania Rule of Civil Procedure 1029(c). That rule provides:

(c) A statement by a party that after reasonable investigation the party is without knowledge or information sufficient to form a belief as to the truth of an averment shall have the effect of a denial.

*Note:* Reliance on subdivision (c) does not excuse a failure to admit or deny a factual allegation when it is clear that the pleader must know whether a particular allegation is true or false. See *Cercone v. Cercone*, 254 Pa. Super. 381, 386 A.2d 1 (1978).

**Pa. R.C.P. 1029(c)** (citation to *Cercone* in original). In other words, in the answer, Defendants averred that they were “without information sufficient” upon which to base a specific denial of the alleged amount of unpaid interest because Plaintiff failed to plead the date upon which that interest began to accrue.

In *Pautenis*, *supra*, the Superior Court recognized a limitation on the use of “deemed admissions” by mortgagees at the summary judgment or trial stage of mortgage foreclosure actions. In that case, the defendant-mortgagor, in response to the plaintiff’s allegation of the itemized statement of the amount due, averred that she was “without



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knowledge or information to form a belie[f] as to the truth or falsity of [the plaintiff]’s allegation regarding the alleged amounts due [in the] ... [c]omplaint.” 118 A.3d at 396. The mortgagee-plaintiff argued that the trial court erred by failing to “deem admitted” the amount owed by the mortgagor when the defendant set forth a denial pursuant to Rule 1029(c), *supra*. **Ibid**. The Superior Court disagreed, explaining that if a mortgagor presents evidence that he or she was actually unable to determine that amount due on the mortgage loan, then the mortgagor’s averment to that that effect in an answer cannot be deemed an admission. **Id.** at 396 -97. The testimony put forth in *Pautenis* “support[ed] the trial court’s finding that [the defendant] did not have sufficient knowledge upon which to base a specific denial as to the amount owed on the loan. Therefore ... her statement in her answer that she was unable to determine the truth or falsity of the amount of indebtedness claimed by [the plaintiff] in its complaint does not have the effect of an admission.” **Id.** at 397.

The holding in *Pautenis* comports with the overall purpose of Rule 1029(c). “The objective of the Rule is to protect a party from making an admission in a situation where he or she is unable to ascertain competent information to support a specific denial.” **3 Goodrich Amram 2d § 1029(c):1**. Accordingly, pursuant to *Pautenis*, the Court considers whether the record supports a finding that Defendants did not have sufficient information upon which to base a specific denial to the amount of accrued interest such that a responsive pleading under Rule 1029(c) is properly considered a denial to Plaintiff’s allegation.

Plaintiff’s complaint was served upon Defendants on December 30, 2015. Included with the complaint as attachments were copies of the parties’ mortgage, promissory note, mortgage rider, and “Act 91” notice of intention to foreclose. From these documents, the date upon which interest began to accrue was readily available to Defendants at the time they filed their answer to the complaint.

First, the Act 91 notice informed Defendants that the mortgage on their residence entered default as of October 1, 2014. The notice states: “You Have Not Made Monthly Mortgage Payments for the following months and the following amounts are now past due: October 1, 2014 \$3846.76, November 1, 2014 \$3846.76, and December 1, 2014 \$3846.76 for a total of \$11,540.28.” **Comp.** at Ex. C. That statement is in accordance with statutory law governing the contents of an Act 91 notice, which requires a mortgagee to inform the mortgagor “of his delinquency or other default under the mortgage, including an itemized breakdown of the total amount past due[.]” **35 Pa. C.S. § 1680.403c(b)(1)**.

Second, having determined that October 1, 2014, is the date upon which

Defendants defaulted on their mortgage payments, the date interest began to accrue is also evident. The terms of the promissory note require Defendants to make mortgage payments “on the first day of each month” at a fixed interest rate (through November, 2018) of 5.2500%, and further provides that “[e]ach monthly payment will be applied as of its scheduled due date and will be applied to interest before [p]rincipal.” **Comp.** at Ex. A. Because Plaintiff’s suit is premised upon a default that first occurred on October 1, 2014, and because the terms of the promissory note required Plaintiff to apply each monthly payment “as of its scheduled due date,” it is a permissible inference that unpaid interest began to accrue the date after the prior mortgage payment was due and paid, or on September 2, 2014.

The law of Pennsylvania has long held that the amount due on a mortgage is information that the mortgagor should know. *Stausser*, 653 A.2d at 692. Insofar as it may be a sufficient basis for a mortgagor-defendant to state a denial based upon lack of knowledge because a mortgagee-plaintiff neglected to allege the date interest began to accrue, the Court finds that the denial was ineffective in this case and instead had the effect of an admission. Defendants had sufficient information before them to determine the date upon which interest would begin to accrue, and therefore could not state a denial based upon lack of sufficient information pursuant to Rule 1029(c). *See Pautenis*, 118 A.3d at 396

<sup>3</sup>In their answer, Defendants also challenge Plaintiff’s standing to foreclose based upon an alleged discrepancy between the terms of the parties’ promissory note and mortgage. Specifically, the mortgage instrument identified the address of the property secured by the mortgage as: “121 Warwick Chase Road, Pottstown, Pennsylvania 19465.” **Comp.** at Ex. A. The identical property address is stated in the “fixed/adjustable rate rider” to the mortgage. *See Comp.* at Ex. C. However, in the note, the word “Road” in the property address has been crossed out, next to which appear the letters “CRT”.

In Defendants’ answer they aver that the deletion of the word “Road” in the property address on the note renders the mortgage and note “incongruous” such that the mortgage is unenforceable. *See Ans.* at ¶ 4. A similar statement appears in Defendants’ answers to Plaintiff’s request for admissions, in which Defendants repeatedly state:

Upon information and belief, the property identified in the purported Mortgage does not exist. The actual address at which Defendants reside is 121 Warwick Chase, Pottstown PA 19465. To Defendants’ knowledge, there is no “Warwick Chase Road” in Pottstown, PA.

*See Mot.* at Ex. F. In effect, Defendants' answer to the complaint and answers to requests for admission assert that the mortgage instrument either secures property that does not exist, or secures a parcel of property that is wholly unknown to Defendants.

The Court does not find that the inclusion or exclusion of the word "Road" in the property address stated in the mortgage, rider, and note creates a genuine issue of material fact as to whether the mortgage secures the property that Defendants borrowed money to purchase. In Defendants' answers to Plaintiff's requests for admissions they admitted that they are executed (1) the mortgage instrument; (2) the promissory note; and (3) the fixed/adjustable rate rider to the mortgage. Insofar as the statement quoted above is a qualification of Defendants' answers to Plaintiff's admissions request, the qualification does not itself create a genuine issue of material fact. "Admissions of fact can be used as a basis for summary judgment." **6 Standard Pennsylvania Practice 2d § 34:135.** A defendant's denial of a request for admission or qualified admission of fact, on the other hand, simply requires the plaintiff to rely on other methods of proof to prove the cause of action alleged in the complaint.

Here, Defendants have admitted that they are signatories to the mortgage, note, and rider. Each of those documents is dated October 24, 2013. The rider states that it is "incorporated into and shall be deemed to amend ... the Mortgage of the same date" given by Defendants "to secure [Defendants'] ... Note ... to The Bryn Mawr Trust Company." **Comp.** at Ex. A. Further, in their answer to request for admission number 6, Defendants admit that the legal description of the property attached to the complaint as exhibit "B" describes the property at which they reside. That legal description is the same description of the property that is attached to and a part of Defendants' mortgage. Finally, in Defendants' answer to the complaint, they specifically admitted that "Defendants, James Gilligan and Sherri Gilligan, are adult individuals who reside at 121 Warwick Chase Road, Chester County, Pottstown, PA 19465." **Ans.** at ¶ 2. In sum, there is no material dispute that 121 Warwick Chase and 121 Warwick Chase Road are the same premises, and therefore no question that the mortgage securing the property at 121 Warwick Chase "Road" is the mortgage upon 121 Warwick Chase. Defendants' argument urging otherwise is, accordingly rejected.

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**1st Publication**

## NOTICES

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

**NOTICE OF FILING ACCOUNTS**

**ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, MARCH 1, 2017  
Courtroom 18 at 9:00 A.M. PREVAILING TIME**

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

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**IN RE: SUNIL E. KAPOOR, TRUST** **1517-0201**

FIRST ACCOUNT

OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE

ATTORNEY(S):

ADAM C. KACHURAK, ESQUIRE

JAMES FRANCIS MANNION, ESQUIRE

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**ESTATE OF ALBERTINA M. SIBERSKI, DECEASED** **1511-0105**

FIRST AND FINAL ACCOUNT

OF: JEANMARIE LEOPOLD, EXECUTOR

ATTORNEY(S):

PAUL J. RUBINO, ESQUIRE

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**ESTATE OF LAWRENCE J. BELL, DECEASED** **1504-1232**

FIRST AND FINAL ACCOUNT

OF: PNC BANK, NATIONAL ASSOCIATION, EXECUTOR

ATTORNEY(S):

M. HOWARD VIGDERMAN, ESQUIRE

---

**ESTATE OF SAMUEL BURRIS MILLER, DECEASED** **1515-0256**

A/K/A SAMUEL B. MILLER

FIRST AND FINAL ACCOUNT

OF: CRISTI C. MILLER, ADMINISTRATOR

ATTORNEY(S):

DENISE M. ANTONELLI, ESQUIRE

**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **E & J Multi-Services, Incorporated**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors  
910 Harvest Drive  
P.O. Box 3037  
Blue Bell, PA 19422-0765

**BUSINESS CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Incident Management Technology, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

FRANCIS J. MURPHY, Solicitor  
Murphy and Murphy  
801 Old Lancaster Rd.  
Bryn Mawr, PA 19010-3293

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-00618-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ryenn Kathleen Yearick was filed in the above-named court and will be heard on April 10, 2017 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: January 20, 2017

Name to be changed from: **Ryenn Kathleen Yearick to: Ryenn Kathleen Hayes**

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

**CORPORATION**

**A. C. Tree Experts, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

JAMES J. MUNIS, Esquire  
1515 McDaniel Drive  
West Chester, PA 19380

**CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania for **AShah Consulting Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**CORPORATION NOTICE**

Notice is hereby given that **PLA Associates, PC** has been organized under the Commonwealth of Pennsylvania Business Corporation Law of 1988, as amended, to provide professional legal services.

CHARLES W. PROCTOR, Esquire  
Law Offices of Proctor & Lindsay  
1450 East Boot Road  
Building 400, Suite D  
West Chester, PA 19380

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 25, 2017. The name of the corporation is: **Vistance PC**

The corporation has been organized under the Business Corporation Law of 1988, as amended. WAYNE C. BUCKWALTER, Esq. Solicitor  
Cohen Seglias Pallas Greenhall & Furman, PC  
30 South 17<sup>th</sup> Street / 19<sup>th</sup> fl.  
Philadelphia, PA 19103

**CORPORATION NOTICE  
LIMITED LIABILITY**

Notice is hereby given that on January 19, 2017, Certificate of Organization was filed with the Pennsylvania department of State for **French Creek Nursery Sales LLC**, in accordance with the provisions of the Limited Liability Act of 1994 for the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

**ESTATE NOTICES**

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

**1st Publication**

**ASKEW**, Joseph Steven, a/k/a Steve Askew and J. Steven Askew, late of Wallace Township, Chester County, PA. Jill Carroll, care of LOUIS N. TETI, Esq., 17 W. Miner St., West Chester, PA 19382, Executrix. LOUIS N. TETI, Esq., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**BAKER**, Evelyn B., late of West Goshen Township, Chester County, PA. DNB First, N.A. c/o Cheryl T. Burkey care of ROBERT S. SUPPLEE, Esq. 329 South High Street. West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esq. 329 South High Street. West Chester, PA 19382-3336, atty.

**BROOMALL**, Samuel R., late of West Bradford Township. Keith Montone, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**BUEHLER**, Ronald S., late of Pocopson Township, Chester County, PA. Carolyn M. Buehler, care of MCKINLEY C. MCADOO, Esq., 80 W. Lancaster Ave., 4<sup>th</sup> Fl., Devon, PA 19333, Administratrix. MCKINLEY C. MCADOO, Esq., McCausland, Keen & Buckman, 80 W. Lancaster Ave., 4<sup>th</sup> Fl., Devon, PA 19333, atty.

**CITINO**, Helen C., late of Penn Township. Marguerite C. Mastrippolito and L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

**HOFFERT**, Barbara Bourke, a/k/a Barbara Hoffert and Barbara B. Hoffert, late of Pennsbury Township. Jennifer W. Hoffert, 9 McCormick Lane, Lincoln University, PA 19352, Executrix. HOMER L. LIPPARD, Esquire, 25 West Second St., Media, PA 19063, atty.

**HUBLER, SR.**, Frederick E., late of the Borough of Phoenixville, Chester County, PA. Frederick E. Hubler, Jr., 704 Hutchs Way, Spring City, PA 19475, Administrator. JAMES C. KOVALESKI, Esq., OWN Law 347 Bridge St., Ste. 200, Phoenixville, PA 19460, atty.

**IDZIK**, Joyce H., a/k/a Joyce Joann Idzik, late of Pennsbury Township, PA. Joyce I. Harms, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

**JOHNSON**, Noel L., late of Tredyffrin Township, Chester County, PA. Lorraine Johnson, care of KARIM P. HUSAIN, Esq., P.O. Box 216, West Chester, PA 19381-0216, Executrix. KARIM P. HUSAIN, P. O. Box 216, West Chester, PA 19381-0216, atty

**MAGUIRE**, Mary M., late of Caln Township, Chester County, PA. Helen-Marie Maguire-Trumbo, care of JANET M. COLLITON, Esq., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esq., Colliton Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

**MOLTER**, Marilyn V, late of Malvern, PA. Kathy M Witman, 26 Pickwick Lane, Malvern, PA 19355, Executrix.

**MORGENSTERN**, Selma, late of Tredyffrin Township, Chester County, PA. Carl Rudnick, care of JEAN WHITE E. JONES, Esq., 130 W. Lancaster Ave., Wayne, PA 19087, Executor. JEAN WHITE E. JONES, Esq., 130 W. Lancaster Ave., Wayne, PA 19087, atty.

**TEXTER**, Pauline E., late of East Coventry Township, Chester County, PA. Janet Hirsch, care of SUSAN E. PIETTE, Esq., 375 Morris Rd., P. O. Box 1479, Lansdale, PA 19446-0773, Executrix. SUSAN E. PIETTE, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P. O. Box 1479, Lansdale, PA 19446-0773, atty.

**TRUEMAN**, Robert W., late of Oxford, Chester County, PA. Joan L. Fackenthall-Trueman, care of R. SAMUEL MCMICHAEL, Esq., P. O. Box 296, Oxford, PA 19363, Administratrix. R. SAMUEL MCMICHAEL, Esq., P. O. Box 296, Oxford, PA 19363, atty.

**WHITEMAN**, Rose Mary, late of West Caln Township. James A. Whiteman, 3135 Compass Rd., Honey Brook, PA 19344, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

## 2nd Publication

**BARTIE**, Dorothy W., late of Borough of Coatesville, Chester County, PA. Karen A. Magazu, 28 Lily Pond Ln., Chester Springs, PA 19425, Executrix. KARHLEEN M. MARTIN, Esq., O'Donnell, Weiss Mattei, P.C., 41 E. High St., Pottstown, PA 19464-5426, atty.

**CROUSE**, Carolyn R., late of West Whiteland Township, Chester County, PA. Don D. Crouse care of JANET M. COLLITON, Esq., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esq., Colliton Law Associates P.C., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

**CAMPITELL**, Henrietta Marie, late of West Brandywine Township, Chester County. George C. Zumbano, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P. O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P. O. Box 562, West Chester, PA 19381-0562, atty.

**CIARROCCHI, SR.**, Henry J, late of New Garden Township. Henry J. Ciarrocchi Jr., 104 Brookline Court, Avondale, PA 19311, Executor.

**DIZILLO**, Pasquale J., late of West Whiteland Township, Chester County, PA. David DiZillo care of JANET M. COLLITON, Esq., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esq., Colliton Law Associates P.C., 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

**ENGEL**, Dylan Michael, late of East Coventry Township, Chester County, PA. Michael D. Engel and Mary P. Engel care of GUY F. MATTHEWS, Esq., 300 W. State St., Ste. 300, Media, PA 19063, Administrators. GUY F. MATTHEWS, Esq., Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063.

**FAULKNER**, David M, late of Rivera Beach. Mildred Smith, 623 Beaver Falls Place, Wilmington, DE 19808, Esquire, 21 W Washington Street, Suite D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, ESQUIRE, Esquire, Miller Law Offices, 21 W Washington Street, Suite D, West Chester, PA 19380, atty.

**FIZZ**, Douglas G., a/k/a Douglas G. Fizz, Sr., late of North Coventry Township, Chester County, PA. Debra Boyer, 232 E. Urner St., Apt. 171, Pottstown, PA 19465 and Douglas G. Fizz, Jr., 214 E. Schuylkill Rd., Apt. 80, Pottstown, PA 19465, Executors. NICOLAS F. METER, Esquire, Mauger & Meter, P. O. Box 698, 240 King Street, Pottstown, PA 19464, atty.

**FROIO**, Lawrence Peter, late of Malvern. Joseph L. Froio, 126 Governors Circle, Downingtown, PA 19335 and Michael L. Froio, 6354 W. Kristal Way, Glendale, Arizona 85308, Executors.

**HIAN**, Efrem, late of Schuylkill Township, Chester County, PA. Paula Hian, care of BRADLEY D. TEREBELO, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, Executrix. BRADLEY D. TEREBELO, Esq., Heckscher, Teillon, Terrilo & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428, atty..

**JANICE**, Joyce B., late of Wayne. Gail B. Smith, 2 Simpson Drive, Carneys Point, New Jersey, 08069, Executrix.

**KELLY**, Michael J., late of West Caln, Chester County, PA. Andrea K. Barone care of WILLIAM P. CULP, JR., Esq., 614 Darby Rd., Havertown, PA 19083, Executrix. WILLIAM P. CULP, JR., Esq., 614 Darby Rd., Havertown, PA 19083, atty.



**KROPLESKY**, Ruth J., late of Honey Brook Township. Samuel M. Minnick, Sr., Benjamin F. Minnick, Sr. and Norman D. Minnick, care of BRUCE W. LAVERTY, Esquire, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, Administrators. BRUCE W. LAVERTY, Esquire, Laverty Law Offices, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, atty.

**LAMBERT**, Irma W., late of Caln Township, Chester County, PA. Lynn D. Lambert care of JOSEPH A. BELLINGHERI, Esq., 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esq., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**LOWE**, George H., late of Downingtown, Chester County, PA. Ruth E. Lowe, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**MARTINO**, Arlene L., late of Willistown Township, Chester County, PA. Marie L. Martino, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**MCHESTRY**, Patsy R., late of Downingtown Borough. Sharon K. Young, 1605 Heather Drive, Downingtown, PA 19335, Executrix. JERRY L. JOHNSON, Esquire, 114 W. Lancaster Avenue, P. O. Box 218, Downingtown, PA 19335, atty.

**MILLER**, Jane K., late of North Coventry Township. Glenn A. Miller, 3165 Ridings Way, York, PA 17408, Executor. JAMES R. FREEMAN, Esquire, 606 Main Street, Phoenixville, PA 19460, atty.

**PETERMAN, JR.**, Ambrose B., late of North Coventry Township. Todd M. Peterman and Ambrose B. Peterman, III, care of ROBERT L. BRANT, Esquire, 572 W. Main Street, PO Box 26865, Trappe, PA 19426, Executors. ROBERT L. BRANT, Esquire, Robert L. Brant & Associates, LLC, 572 W. Main Street, PO Box 26865, Trappe, PA 19426, atty.

**RHODENBAUGH**, William H., a/k/a William Rhodenbaugh, late of Borough of Spring City. Gary W. Rhodenbaugh, 1435 Delmar Ave., Pottstown, PA 19465; Gayle Kern, 232 Pikeland Ave., Spring City, PA 19475 and Kenneth A. Rhodenbaugh, 374 Walnut St., Royersford, PA 19468, Executors. COURTNEY A. WIGGINS, Esquire, Mauger & Meter, P. O. Box 698, 240 King Street, Pottstown, PA 19464, atty.

**RISHI**, Mazhar, late of Chadds Ford. Samia Rishi, 110 Hidden Pond Drive, Chadds Ford, PA 19317, Personal Representative. SHANA PINTER, Esquire, Denise D. Nordheimer, Esquire, LLC, 2001 Baynard Blvd., Wilmington, DE 19802, atty.

**RITTENBAUGH**, Valerie A., late of Phoenixville. Jeanna M. Rittenbaugh, 357 1st Avenue, Phoenixville, PA 19460, Executrix. DONALD F. KOHLER, JR., Esquire, Kohler Law Offices, LLC, 27 South Darlington Street, West Chester, PA 19382, atty.

**RYCHLAK**, Lucille M, late of Malvern. John C. Rychlak, Jr., 202 Monument Ave., Malvern, PA 19355, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**STEMKO**, Robert, late of West Chester. Theresa Stemko, 705 Greenhill Road, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**THOMAS**, Sophia E., late of Westtown Township. Jacqueline Meier, care of STEPHEN CARROLL, Esquire, P. O. Box 1440, Media, PA 19063, Executrix. STEPHEN CARROLL, Esquire, Carroll & Karagelian LLP, P. O Box 1440, Media, PA 19063, atty.

**WILSON**, Christine F, a/k/a Christine Finegan Wilson, late of Coatesville. Burnett H. Wilson III, 107 Elizabeth Drive, East Fallowfield, PA 19320 and Susan W. Thomas, 3306 Humpton Road, Thorndale, PA 19372, Executors.

### 3rd Publication

**BURKE**, Anna J., late of West Pikeland Twp. Scott Burke, 1814 Conestoga Rd., Chester Springs, PA 19425, Executor. **KATHERINE G. WEISS**, Esquire, P. O. Box 6157, Philadelphia, PA 19115, atty.

**COMBER**, Bernard E., late of Pennsbury Township. Lisa Comber Hall and Bernard E. Comber, Jr., care of **LISA COMBER HALL**, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executors. **LISA COMBER HALL**, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**DIBENEDETTO**, James, late of Honey Brook. John R. DiBenedetto III, Executor, P.O. Box 542, Adamstown, PA 19501.

**GRIFFIN**, Donald A., a/k/a Donald Griffin and Donald Albert Griffin, late of East Vincent Township, Chester County, PA. Elayne C. Baker care of **NIKOLAOS I. TSOURO**s, Esq., Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. **NIKOLAOS I. TSOURO**s, Esq., Law Offices of Wendy F. Bleczinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**ILIFF**, Hugh Horton, late of Pocopson. William G. Iliff, PO Box 992, Unionville, PA 19375, Executor.

**HOUSER**, Elizabeth M., late of East Goshen Township, Chester County, PA. Donald E. Houser care of **NANCY W. PINE**, Esq., 104 S. Church St., West Chester, PA 19382, Administrator. **NANCY W. PINE**, Esq., Pine & Pine Law Offices, 104 S. Church St., West Chester, PA 19382, atty.

**JACOBS**, Dorothy Ann, late of Tredyffrin. William Reitman, 9234 Snow Shoe Lane, Columbia, Maryland, 21045, Administrator. **LEE ALLMAN**, Esquire, Allman, Kelly & Willner, LLC, 41 Paoli Plaza, Suite G, Paoli, PA 19301, atty.

**JOHNSON**, Richard Lee, late of Tredyffrin Township, Chester County, PA. Anne H. Johnson, 139 Kynlyn Rd., Radnor, PA 19087, Executrix. **BAYARD H. GRAF**, Esq., Graf & Graf, P.C., 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

**KING**, Helen G., late of Penn Township. Samuel L. King and John Kevin King, care of **WINIFRED MORAN SEBASTIAN**, Esquire, P. O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. **WINIFRED MORAN SEBASTIAN**, Esquire, P. O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**MESSINA**, Gina M, late of West Goshen Township, Chester County, PA. Dominick R. Messina, 1174 Queen Lane, Apt, 8 West Chester ,Pennsylvania 19382, Administrator.

**MILLER**, Denise, late of New London, Chester County, PA. John F. Miller care of **KRISTEN R. MATTHEWS**, Esq., 17 W. Miner St., West Chester, PA 19382, Executor. **KRISTEN R. MATTHEWS**, Esq., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382, atty.

**MILLER**, Jane K., late of North Coventry Township. Glenn A. Miller, 3165 Ridings Way, York, PA 17408, Executor. **JAMES R. FREEMAN**, Esquire, 606 Main Street, Phoenixville, PA 19460, atty.

**MORGAN, SR.**, Vincent Edward, late of Chester County, PA. Margaret J. Morgan, care of **CAROLINA R. HEINLE**, Esquire, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, Personal Representative. **CAROLINA R. HEINLE**, Esquire, Crossland Heinle & Bryde, LLC, 724 Yorklyn Road, Suite 100, Hockessin, DE 19707, atty.

**MURPHY**, Patricia Ann, late of East Goshen. David B. Murphy, 24 Wreatham Drive, Medford, NJ 08055, Executrix.

**NEBLOCK**, Donald L., late of West Whiteland, Chester County, PA. Donald S. Neblock care of **SUSAN E. PIETTE**, Esq., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executor. **SUSAN E. PIETTE**, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

**OPLINGER**, Betty R., late of Pottstown, Chester County, PA. Robert C. Oplinger, 6711 Curvey Drive, New Tripoli, PA 18066 and Kathleen K. Tobias, 1184 Miller Road, Pottstown, PA 19465, Executors. **RICHARD E. WELLS**, Esquire, 635 E. High Street, P. O. Box 657, Pottstown, PA 19464, atty.

**PANNELL, JR.**, Anthony J., late of Borough of Kennett Square, PA. Anthony J. Pannell, III, care of ANITA M. D'AMICO, Esquire, 204 N. Union Street, Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law PC, 204 N. Union Street, Kennett Square, PA 19348, atty.

**PESSIN**, Henrietta C., late of New Garden Township. Herbert E. Pessin, 508 Oakland Court, Kennett Square, Pennsylvania 19348, Executor. **HERBERT PESSIN**, Esquire, 508 Oakland Court, Kennett Square, PA 19348, atty.

**RANDELS**, Susan, late of Paoli, PA. Ryan Randels, 4712 S Kipling Way, Littleton, CO 80127, Executor.

**RANDOLPH**, Kathleen F., a/k/a Kathleen Frances Randolph and Kathleen Frances Mahoney, late of East Goshen Township, Chester County, PA. Mary Launi, 29 Carol Lane, Malvern PA, 19355, Executrix. **THOMAS L. HOFFMAN**, Esquire, Wells, Hoffman Holloway & Medvesky, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**RAUGHLEY**, Ruth C., late of Kennett Square, Chester County, PA. Donald W. Richardson, care of **BARBARA REIST DILLON**, Esquire, 212 North Queen Street, Lancaster, PA 17603, Executor. **BARBARA REIST DILLON**, Esquire, Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603, atty.

**SCHAEFFER**, Stephanie R., late of West Vincent, Chester County, PA. David G. Schaeffer and Susan P. Schaeffer, 126 Powerline Rd., Boyertown, PA 19512, Administrators. **KATHLEEN M. MARTIN**, Esq., O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464.5426, atty.

**SCHERR**, Elaine A., late of Willistown Township, Chester County, PA. Debra J. Bitting, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executrix. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Frees, 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

**SIPE**, Joseph Mark, late of East Coventry Township. Stephanie A. Austin, 32 Bayberry Lane, Pottstown, PA 19465, Administratrix. **ALEXANDER S. PUSKAR**, Esquire, Barley Snyder LLP, P. O. Box 942, Reading, PA 19603-0942, atty.

**STEVENS**, John J., late of Wayne. Elizabeth C. Stevens, 668 Joseph Drive, Wayne, PA 19087, Jill L. Stevens, P. O. Box 372, Garrett Park, MD 20896 and George M. Dempster, Esquire, Five Neshaminy Interplex, Suite 315, Trevoose, PA 19053, Executors. **GEORGE M. DEMPSTER**, Esquire, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoose, PA 19053, atty.

**STEWART**, Mildred H., late of Oxford Borough. Sharon S. Johnson and Glenn H. Stewart, care of **DANA M. BRESLIN**, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015-2801, Executors. **DANA M. BRESLIN**, Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015-2801, atty.

**VOGEL**, Charles I., late of East Goshen Township, West Chester, Chester County, PA. Jo Anne Bement, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executrix. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

**WEAVER**, Lynn Bullock, a/k/a Carol Lynn Bullock Weaver, late of Caln Township, Chester County. Robert W. Weaver, care of **DENISE ANTONELLI**, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19381-0562, Executor. **DENISE ANTONELLI**, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, West Chester, PA 19381-0562, atty.

**YARNALL**, Gloria C., late of West Whiteland Township, Chester County, PA. Garrett D. Yarnall and Scott R. Yarnall care of WHITNEY P. O'REILLY, Esq., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, Executors. WHITNEY P. O'REILLY, Esq., 120 Gay Street, P. O. Box 289, Phoenixville, PA 19460, atty.

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#### **FICTITIOUS NAME**

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Between the Pages** with its principal place of business at 11 Fox Ridge Drive, Malvern, PA 19355. The application has been (or will be) filed on December 23, 2016 The name and address of each individual interested in the business is Desiree Cipolloni, 11 Fox Ridge Drive, Malvern, PA 19355. This was filed in accordance with 54 PaC.S. 311.

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#### **NONPROFIT CORPORATION**

**Pennsylvania Professional Farriers Assoc. Inc.** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988. PETER GIANGIULIO, Esquire  
Giangiulio & Assocs.  
P. O. Box 567  
Unionville, PA 19375

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OFFICE OF THE PROTHONOTARY  
CHESTER COUNTY, PA

NOTICE- FEE INCREASE

EFFECTIVE April 1, 2017

**Appeals**

From License or Registration Suspension . . . . .	179.00
From Arbitration Award . . . . .	262.00
From District Justice Judgment . . . . .	179.00
To Supreme, Superior or Commonwealth Courts . . . . .	85.50
(Plus Prothonotary Fee) . . . . .	71.00
Statement of Objection . . . . .	179.00
From Zoning Hearing Board . . . . .	179.00
Arbitrators, petition to appoint . . . . .	179.00
From Assessment . . . . .	179.00

**Certification**

Of Motor Vehicle Judgment . . . . .	6.25
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<b>Commencement of Action/Complaint . . . . .</b>	<b>.00</b>
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**Copies**

1 <sup>st</sup> Page . . . . .	1.45
Each additional page . . . . .	.65
Certified copies (includes first 4 pages). . . . .	7.00
Amount per page after 4 . . . . .	.65

<b>Discontinuance – actions initiated before 1997 . . . . .</b>	<b>10.50</b>
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**Eminent Domain/Jury of View**

Board of View, Petition for . . . . .	35.00
Board of View, Report of . . . . .	13.50
Declaration of Taking . . . . .	179.00
Eminent Domain . . . . .	179.00
Jury of View . . . . .	179.00

**Exemplification(s) of Judgments or Court Order/Decree**

Within Pennsylvania . . . . .	8.25
Out of State. . . . .	23.00
Letter of <i>No Divorce Appeal</i> . . . . .	23.00

**Foreign Fees – transfer or register from another Court**

Complaint . . . . .	179.00
Decree/Order . . . . .	39.00
Execution . . . . .	52.00
Judgment . . . . .	38.50
Petition for Issuance of Foreign Subpoena . . . . .	44.50

**Judgments and Liens**

Arrearages . . . . .	38.50
Assignment . . . . .	10.50
Bail Bond. . . . .	38.50

Certification from U.S. District Court . . . . . 38.50  
 Confession . . . . . 38.50  
 Default . . . . . 21.00  
 District Justice . . . . . 38.50  
 Liens-Municipal & Commonwealth . . . . . 25.00  
 Lis Pendens . . . . . 4.00  
 Mark to use of . . . . . 10.50  
 Mechanic’s Lien . . . . . 37.50  
 Non Pros . . . . . 21.00  
 Open/Strike (for civil action case types) . . . . . 124.00  
 Open/Strike with JCP (for judgment case types) . . . . . 160.00  
 Praecipe to Dissolve . . . . . 10.50  
 Reduce Orders/Awards/Verdicts . . . . . 21.00  
 Reimbursement Agreements . . . . . 21.00  
 Release . . . . . 10.50  
 Subordination . . . . . 10.50  
 Suggestion of Non-Payment . . . . . 28.00  
 Waiver of Liens . . . . . 39.50  
 Vacate . . . . . 10.50

**Name Change**

Petition for . . . . . 190.00  
 Re-take maiden name  
 If divorced in Chester County . . . . . NO FEE  
 Foreign Decree . . . . . 39.50

**Notary Public**

Registration . . . . . 4.00  
 Certification . . . . . 4.00

**Petitions (unless otherwise noted)** . . . . . 179.00

**Poundage** 3% of first \$1,000; 1% of balance

**Releases** . . . . . 10.50

**Revivals**

Adverse (by Writ) . . . . . 35.50  
 Amicable (by Agreement) . . . . . 21.00  
 Suggestion of Non-Payment 28.00

**Satisfaction** – Only actions initiated before 1997 . . . . . 10.50

**Settle, Discontinue & End** – actions before 1997 . . . . . 10.50

**Sheriff’s Deed** . . . . . 10.50

**Subordination** . . . . . 10.50

**Subpoena (each)** . . . . . 4.00

**Venue Changes, Removes, Transfers** . . . . . 21.00

**Writs**

Of Summons . . . . . 179.00  
 Of Certiorari . . . . . 179.00  
 Of Execution, Attachment or Possession . . . . . 35.50

**FAMILY COURT FEE SCHEDULE**

**DIVORCE**

No Fault Complaint . . . . . 209.50  
 Ancillary Relief

Each of first two additional counts . . . . .	74.50
Each count beyond two (except counsel fees) . . . . .	35.50
If any additional count for Custody, add another . . . . .	43.50
for mediation, settle/discontinue/end and Act 119 fees.	

**CUSTODY** (if not included as a count in Divorce)

Complaint in Custody . . . . .	207.00
Petition to Modify/Contempt . . . . .	128.00

**APPOINTMENT OF MASTER**

Regular Master . . . . .	141.50
APL Master . . . . .	111.50
Counsel Fees Master . . . . .	111.50
Special Master . . . . .	511.50

**PROTECTION FROM ABUSE**

Petition . . . . .	179.00
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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writ directed to Carolyn B. Welsh, Sheriff, will be sold at public sale, in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, announced on Thursday, March 16, 2017 at 11AM prevailing time the herein-described real estate.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Office of the Sheriff, 201 W Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, April 17, 2017. Distribution will be made in accordance with the Schedule unless exceptions are filed hereto within ten (10) days thereafter.

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

**CAROLYN B. WELSH, SHERIFF**

**1st Publication**

**SALE NO. 17-3-130**  
**Writ of Execution No. 2015-09671**  
**DEBT \$1,214,549.80**

ALL THAT CERTAIN tract of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made July 13, 1961, by Slack, DeArmit and Hayes, Professional Engineers and Surveyors, as follows, to wit:

BEGINNING at an iron pile in the west line of a 50 foot wide right-of-way leading to the Lincoln Highway, said point being at a corner of lands now or formerly of Christian G. Zinn and Margaret F. Zinn, his wife, said point being located north 1 degree 5 minutes east, 175.89 feet from the center line of the Lincoln Highway, and extending thence from said right-of-way and along lands now or formerly of Christian G. Zinn and Margaret F. Zinn, his wife, the 3 following courses and distances; (1) south 85 degrees 20 minutes

west, 217.62 feet to a pipe; (2) north 4 degrees 40 minutes west 200 feet to an iron pipe; (3) north 85 degrees 20 minutes east 237.66 feet to an iron pipe in the west line of the 50 feet right-of-way aforesaid; thence along said right-of-way, south 1 degree 5 minutes west, 200 feet to the point and place of beginning.

CONTAINING 1.043 acres of land, more or less.

BEING UPI #39-4-91.3

BEING the same premises which McMahan Enterprises, Inc., a Pennsylvania Corporation by Deed of Correction dated 7/18/2002 and recorded 7/24/2002 in Chester County in Record Book 5337 Page 1563 conveyed unto McMahan Enterprises, Incorporated, a Pennsylvania Corporation, in fee.

PLAINTIFF: Republic First Bank d/b/a Republic Bank  
VS

DEFENDANT: **McMAHON ENTERPRISES INCORPORATED**

SALE ADDRESS: 50 James Buchanan Drive, Thorndale, PA 19372

PLAINTIFF ATTORNEY: **INEZ M. MARKOVICH, ESQ., 267-216-2700**

**SALE NO. 17-3-131**  
**Writ of Execution No. 2013-05618**  
**DEBT \$1,588.35**

ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected, located on the south side of the Pennsylvania Railroad at Caln and situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 39-3M-78

PLAINTIFF: Caln Township Municipal Authority and Township of Caln  
VS

DEFENDANT: **JEFFREY H. CLIMALDI and LYNN CLIMALDI and UNITED STATES OF AMERICA**

SALE ADDRESS: 1804 Olive Street, Caln Township, Pennsylvania 19604

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**



**SALE NO. 17-3-133**  
**Writ of Execution No. 2015-02391**  
**DEBT \$4,335.39**

ALL THAT CERTAIN lot of land, with the buildings and improvements thereon erected, known as Lot No. 2 on a tract of land belonging to Norman Meyers and Anna W. Meyers, husband and wife, situate in the Borough of Phoenixville (formerly the Township of Schuylkill), County of Chester and State of Pennsylvania

TAX Parcel No. 15-4-48  
PLAINTIFF: Borough of Phoenixville  
VS

DEFENDANT: **CHARLES HIMES and TERRI HIMES**

SALE ADDRESS: 916 Township Line Road, Phoenixville, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-3-134**  
**Writ of Execution No. 2015-05784**  
**DEBT \$1,919.67**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 51-7D-79  
PLAINTIFF: East Bradford Township  
VS

DEFENDANT: **CHARLES R. STICKLAND and SANDRA L. STICKLAND**

SALE ADDRESS: 209 Shropshire Drive, East Bradford, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-135**  
**Writ of Execution No. 2013-12629**  
**DEBT \$162,089.03**

ALL THOSE TWO CONTIGUOUS lots or pieces of land, known as Lots # 9 and 10 on the Plan of Lots laid out by John Latshaw, with the buildings and improvements thereon erected, located on the north side of Pikeland Avenue, in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania.

PLAINTIFF: Federal Home Loan

Mortgage Corporation  
VS  
DEFENDANT: **KATHERINE E. GLOWACKI and MARK A. GLOWACKI**  
SALE ADDRESS: 329 Pikeland Avenue, Spring City, PA 19475  
PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC, 215-886-8790**

**SALE NO. 17-3-137**  
**Writ of Execution No. 2015-01214**  
**DEBT \$374,488.07**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Uwchlan, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West – Section II made by Henry S. Conroy, Inc., dated November 14, 1969 and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive, (50 feet wide), said point being measured the four following courses and distances from a point of curve on the easterly side of Noel Circle (50 feet wide): (1) leaving Noel Circle on the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point on the northerly side of Devon Drive, (2) along Devon Drive, north 79 degrees 43'9" west, 534.56 feet to a point of curve, (3) on the arc of a circle curving to the left having, a radius of 1025 feet, the arc distance of 119.91 feet to a point, and (4) north 86 degrees 25'20" west, 373.37 feet to a point and the place of beginning; thence extending from said beginning point along Devon Drive, north 86 degrees 25' 20" west, 100.00 feet to a point; a corner of Lot No. 78; thence along Lot No. 78 north 3 degrees 34' 40" east, 200.00 feet to a point in the line of Lot No. 67; thence partly along Lot No. 67 and partly along Lot No. 66. South 86 degrees 25' 20" east, 100.00 feet to a point; a corner of Lot No. 80; thence along Lot No. 80, south 3 degrees 34' 40" west, 200.00 feet to the first mentioned point and place of beginning.

BEING UPI Number 33-05J-

0303.0000

PARCEL No.: 33-05J-0303.0000  
BEING known as: 357 Devon Drive,  
Exton, PA 19341

BEING the same property conveyed to  
Robert C. Kent and Lisa Kent who acquired title  
by virtue of a deed from Thomas E. Clifford and  
Marguerite A. Clifford, his wife., dated December  
13, 2007, recorded January 30, 2008, at Document  
ID 10819461, and recorded in Book 7356, Page  
1887, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **LISA KENT and  
ROBERT KENT**

SALE ADDRESS: 357 Devon Drive,  
Exton, PA 19341

PLAINTIFF ATTORNEY: **MANLEY  
DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 17-3-138**

**Writ of Execution No. 2014-11760**

**DEBT \$302,889.91**

PROPERTY situate in the East  
Marlborough Township, Chester County,  
Pennsylvania

BLR# 61-6-361

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Caliber Home Loans, Inc.  
f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **LISA HOYLE**

SALE ADDRESS: 208 Cherry Lane,  
Kennett Square, PA 19348-4709

PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 17-3-139**

**Writ of Execution No. 2015-07184**

**DEBT \$1,274.91**

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

TAX Parcel No. 67-4G-106

PLAINTIFF: Westtown Township

VS

DEFENDANT: **PAUL BANASIAK  
and STELLA BANASIAK**

SALE ADDRESS: 1023 Dogwood

Lane, Westtown Township, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JASON J.  
LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-140**

**Writ of Execution No. 2016-07150**

**DEBT \$144,569.84**

ALL THAT CERTAIN message and  
lot of land, situate in the 2nd Ward of the Borough  
of Phoenixville, County of Chester and State of  
Pennsylvania, and known as Lot No. 238 Nutt  
Road and bounded and described as follows

TAX I.D. #: 15-13-0659

PLAINTIFF: LSF9 Master  
Participation Trust

VS

DEFENDANT: **WILLIAM J. WALL**

SALE ADDRESS: 238 Nutt Road,  
Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE,  
WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 17-3-141**

**Writ of Execution No. 2015-03546**

**DEBT \$324,493.14**

ALL THAT CERTAIN lot or piece of  
ground, situate in the Township of Londonderry,  
County of Chester and Commonwealth of  
Pennsylvania, bounded and described according to  
a Plan of New Daleville, prepared by Lake,  
Roeder, Hillard & Associates, Land Surveyors,  
dated 1/26/2004, last revised 12/16/2004 and  
recorded in Chester County as Plan #17287 as fol-  
lows, to wit:

PLAINTIFF: Carrington Mortgage  
Services, LLC

VS

DEFENDANT: **MARY W. WINTER  
and SHANA M. WINTER and WILLIAM  
WINTER**

SALE ADDRESS: 436 Wrigley Blvd.,  
Cochranville, PA 19330

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

**SALE NO. 17-3-142**  
**Writ of Execution No. 2016-05568**  
**DEBT \$242,706.65**

PROPERTY situate in the West Vincent Township, Chester County, Pennsylvania  
 BLR# 25-4-33

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS6

VS

DEFENDANT: **STEVEN BAZIL a/k/a STEVEN G. BAZIL and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE c/o THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA**

SALE ADDRESS: 1679 Sheeder Mill Road, Birchrunville, PA 19421

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-143**  
**Writ of Execution No. 2014-09657**  
**DEBT \$200,327.16**

PROPERTY situate in the Valley Township, Chester County, Pennsylvania  
 BLR# 38-2-325

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SHARLENE JOSEPH-BROWN and DELTO I. BROWN**

SALE ADDRESS: 21 Kimberly Circle, Valley Township, PA 19320-5907

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-145**  
**Writ of Execution No. 2015-03600**  
**DEBT \$396,647.88**

PROPERTY situate in the East Brandywine Township, Chester County, Pennsylvania

BLR# 30-6-27

IMPROVEMENTS thereon: residential dwelling

LLC

PLAINTIFF: Bayview Loan Servicing,

VS

DEFENDANT: **LINDSAY RYAN and COURTNEY RYAN**

SALE ADDRESS: 191 Dowling Forge Road, a/k/a 191 Dowlin Forge Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-146**  
**Writ of Execution No. 2016-07741**  
**DEBT \$130,173.05**

PROPERTY situate in Township of Caln

TAX Parcel #39-04F-0020

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency)

VS

DEFENDANT: **SANDRA QUILES and ANTHONY SEGARRA**

SALE ADDRESS: 2628 Barclay Street, Barley Sheaf, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-147**  
**Writ of Execution No. 2016-04796**  
**DEBT \$201,852.37**

PROPERTY situate in Township of West Caln

TAX Parcel #28-9-80

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A. S/B/M to Harleysville National Bank and Trust Company S/B/M to Willow Financial Bank

VS

DEFENDANT: **DEBORAH A. FREGEDE as EXECUTRIX OF THE ESTATE OF JAMES W. HUSS DECEASED**

SALE ADDRESS: 328 West Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW**

**GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-148**

**Writ of Execution No. 2016-08689**

**DEBT \$98,702.48**

Oxford PROPERTY situate in Borough of

TAX Parcel #06-05-0131

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to Commonwealth United Mortgage, a Division of National City Bank of Indiana

VS

DEFENDANT: **ANTOINETTE M. COLP and EVERETT R. COLP a/k/a EVERETT COLP**

SALE ADDRESS: 507 Market Street a/k/a 507 East Market Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-152**

**Writ of Execution No. 2015-05788**

**DEBT \$1,720.98**

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

TAX Parcel No. 51-8-50

PLAINTIFF: East Bradford Township

VS

DEFENDANT: **ERIK LOGAN SOSSMAN and MEREDITH SOSSMAN**

SALE ADDRESS: 744 Shropshire Drive, East Bradford, Pennsylvania 19382

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-153**

**Writ of Execution No. 2014-07012**

**DEBT \$1,393.44**

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

TAX Parcel No. 47-5-129

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **JOHN GANT and STARRYN M. GANT**

SALE ADDRESS: 2430 Strasburg Road, E. Fallowfield, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-154**

**Writ of Execution No. 2016-01322**

**DEBT \$1,796.41**

ALL THAT CERTAIN parcel or piece of land, situate in the Township of Caln, in the County of Chester and Commonwealth of Pennsylvania.

TAX Parcel No. 39-3L-2

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **MARGARET BRYANT**

SALE ADDRESS: 25-27 Foundry Street, Caln Township, Pennsylvania 19320

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-155**

**Writ of Execution No. 2016-08023**

**DEBT \$435,351.48**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of Kimberton Valley Home, Phase III, prepared by Plum and Associates, Inc., dated 9/6/1999, last revised 5/22/2000 and recorded in Chester County as Plan No. 15420 as follows, to wit:

BEGINNING at a point on the south-easterly side of Hares Hill Road, a corner of Lot #70 as shown on said Plan; thence from said point of beginning, along the said side of Hares Hill Road north 37 degrees 53 minutes east 138.00 feet to a point; thence south 52 degrees 07 minutes east 186.13 feet to a point in line of Lot #68; thence along Lot #68 and also Lot #70 the following two courses and distances: (1) south 38 degrees 00 minutes west 138.00 feet (2) north 52 degrees 07 minutes west 185.85 feet to the first mentioned

point and place of beginning.

BEING Lot No. 69 as shown on said Plan.

THE improvements thereon being known as 1045 Hares Hill Road, Phoenixville, Pennsylvania – 19460.

BEING the same premises which Hares Hill Development, LLC, by Deed dated November 22, 2013 and recorded December 2, 2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8852, Page 2300, granted and conveyed unto Bridget C. Palazzolo, married

BEING known as: 1045 Hares Hill Road, Phoenixville, PA 19460

PARCEL No.: 26-3-28.5

IMPROVEMENTS: residential property.

PLAINTIFF: Pennymac Loan Services, LLC

VS

DEFENDANT: **BRIDGET C.**

**PALAZZOLO**

SALE ADDRESS: 1045 Hares Hill Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 17-3-156**

**Writ of Execution No. 2009-00869**

**DEBT \$3,348.19**

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in West Whiteland Township, Chester County, Pennsylvania.

TAX Parcel No. 41-5-241

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **RICHARD KRASNICK and JILL ADAMSON and UNITED STATES OF AMERICA**

SALE ADDRESS: 498 Polo Run, W Whiteland Township, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-157**

**Writ of Execution No. 2015-03314**

**DEBT \$53,801.47**

PROPERTY situate in City of Coatesville

TAX Parcel #16-02-0159

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: First Niagara Bank, N.A.  
VS

DEFENDANT: **JILL WHITE and WILLIAM J. WHITE**

SALE ADDRESS: 568 Coates Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-158**

**Writ of Execution No. 2013-03809**

**DEBT \$321,374.29**

PROPERTY situate in Township of Upper Uwchlan

TAX Parcel #32-02-0048

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

VS

DEFENDANT: **BRIAN L. SCHMIDT**

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

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-159**

**Writ of Execution No. 2015-03436**

**DEBT \$14,420.85**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the northwest (erroneously described in a prior deed as northeast) corner of Chester Road and Devon Boulevard, being Lot No. 13 as shown on a Plan of Lots as laid out by Clifford N. Ricketson in Devon (said Plan being recorded in the Office for the Recording of Deeds, in and for Chester County in Plot Plan Book 2 Page 16 and 2 Page 20) in Easttown Township, Chester County,

Pennsylvania.

TAX Parcel No. 55-3J-79

PLAINTIFF: Tredyffrin/Easttown

School District

VS

DEFENDANT: **BARRY G. MAYNARD and KARIN G. MAYNARD**

SALE ADDRESS: 139 Chester Road, Easttown Township, Pennsylvania 19333

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-160**

**Writ of Execution No. 2015-08722**

**DEBT \$21,456.88**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared by Pennoni Associates, Inc., dated 2-3-1990, last revised 10-11-1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the northwesterly side of Coventry Pointe Lane, a corner of Lot No. 2-3 on said Plan; thence extending from said beginning point and along Lot 2-3, north 27° west, 169.98 feet to a point in line of Lot No. 3-1 on said Plan; thence extending along same, south 74° 56' 28" east, 26.93 feet to a point, a corner of Lot No. 2-5 on said Plan; thence extending along same, south 27° east, 148.47 feet to a point on the northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139 feet, the arc distance of 20.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 204 on said Plan.

CONTAINING 3,189 square feet, more or less.

BEING known as 204 Coventry Pointe Lane, Pottstown, PA 19465

BEING the same premises which First Pointe, Inc., by Deed dated 5/2/1997 and recorded 5/7/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4173, Page 758, granted and conveyed unto Elaine B. Young.

PARCEL No.: 17-3G-102

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, N.A., S/B/M Fleet National Bank

VS

DEFENDANT: **ELAINE B. YOUNG**

SALE ADDRESS: 204 Coventry

Pointe Lane, Pottstown, PA 19465

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

**SALE NO. 17-3-162**

**Writ of Execution No. 2012-00511**

**DEBT \$339,830.94**

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

TAX Parcel No.: 50-5A-343

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO and MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**SALE NO. 17-3-164**

**Writ of Execution No. 2015-07423**

**DEBT \$270,014.55**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester and State of Pennsylvania bounded and described according to a Plan of A. K. Development, made by Yerkes Associates, Inc., dated 9/15/1978, last revised 3/7/1979 and recorded in Chester County in Plan No. 2444, as follows, to wit:

BEGINNING at a point on the north side of Ferry Lane, said point of beginning being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning, extending along the north side of Ferry Lane south 67 degrees 30 minutes west 100 feet to a point a corner of Lot No. 1; thence along Lot No. 1 north 22 degrees 30 minutes west 232.94 feet to a point in line of the lands of the Forge Valley Subdivision; thence along said Forge Valley Subdivision north 67 degrees 28 minutes east 100 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 south 22 degrees 30 minutes east 233 feet to the first

mentioned point and place of beginning.  
BEING Lot No. 2 as shown on said  
Plan

BEING Parcel No. 27-6-93.1B  
BEING the same premises which John  
P. Clark and Fiora P. Clark, husband and wife, by  
Deed dated 7/30/03 and recorded 8/12/03 in the  
Office of the Recorder of Deeds in and for the  
County of Chester, in Deed Book 5835 Page 1151  
Instrument #10286004, granted and conveyed unto  
Carole Gottshall and Edgar Gottshall, III, wife and  
husband, as tenants by the entirety, in fee.

PLAINTIFF: Nationstar Mortgage,  
LLC

VS  
DEFENDANT: **EDGAR  
GOTTSHALL, III and CAROLE  
GOTTSHALL**

SALE ADDRESS: 10 Ferry Lane,  
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **SHAPIRO  
& DeNARDO, 610-278-6800**

**SALE NO. 17-3-165**  
**Writ of Execution No. 2016-04712**  
**DEBT \$102,193.08**

PROPERTY situate in City of  
Coatesville

TAX Parcel # 16-10-197  
IMPROVEMENTS thereon: a residen-  
tial dwelling

PLAINTIFF: Habitat of Humanity of  
Chester County, Inc.

VS  
DEFENDANT: **BRENDA ENID  
FLOWERS and EMERY LEWIS FLOWERS**

SALE ADDRESS: 408 Community  
Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JACK D.  
WUERSTLE, ESQ., 610-331-8894**

**SALE NO. 17-3-168**  
**Writ of Execution No. 2015-02384**  
**DEBT \$3,224.77**

ALL THAT CERTAIN lot or piece of  
land with the dwelling thereon erected, situate on  
the north side of Vanderslice Street in the Fifth  
Ward of the Borough of Phoenixville, County of  
Chester and Commonwealth of Pennsylvania

TAX Parcel No. 15-9-38  
PLAINTIFF: Borough of Phoenixville

VS  
DEFENDANT: **ATL ASSOCIATES**  
SALE ADDRESS: 545 Vanderslice  
Street, Phoenixville, Pennsylvania 19460  
PLAINTIFF ATTORNEY: **JASON J.  
LEININGER, ESQ., 484-690-9300**

**SALE NO. 17-3-169**  
**Writ of Execution No. 2014-06248**  
**DEBT \$1,342.30**

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

TAX Parcel No. 39-3R-186  
PLAINTIFF: Caln Township  
Municipal Authority and Township of Caln

VS  
DEFENDANT: **YVETTE HURST**

SALE ADDRESS: 332 Andrew Circle,  
Caln Township, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M.  
BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-3-170**  
**Writ of Execution No. 2016-07647**  
**DEBT \$86,645.91**

PROPERTY situate in Borough of  
Oxford

TAX Parcel #: 69-07-0086.010  
IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Quicken Loans Inc.  
VS

DEFENDANT: **SHERRY SOTO**  
SALE ADDRESS: 501 Wacousta

Court, Oxford, PA 19363  
PLAINTIFF ATTORNEY: **KML LAW  
GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-171**  
**Writ of Execution No. 2015-10263**  
**DEBT \$146,392.36**

PROPERTY situate in the West  
Pikeland Township, Chester County, Pennsylvania  
BLR# 34-3G-18

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: OCWEN Loan Servicing,  
LLC

VS  
DEFENDANT: **PATRICK R. MAL-  
LEY, JR.**

SALE ADDRESS: 317 Welsh Circle,  
Chester Springs, PA 19425-2129

PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 17-3-172**  
**Writ of Execution No. 2016-08974**  
**DEBT \$116,014.86**

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

TAX Parcel No.: 53-2F-29

PLAINTIFF: Household Realty  
Corporation

VS  
DEFENDANT: **LAMONTE  
MITCHELL and PATRICIA  
MITCHELL**

SALE ADDRESS: 1219 Mayapple  
Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **UDREN  
LAW OFFICES, P.C., 856-669-5400**

**SALE NO. 17-3-173**  
**Writ of Execution No. 2016-07906**  
**DEBT \$369,146.90**

PROPERTY situate in the East  
Coventry Township, Chester County, Pennsylvania  
BLR# 18-4-197.8

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank N.A.

VS  
DEFENDANT: **SHERI TUSKI a/k/a  
SHERI L. TUSKI and ANTHONY TUSKI a/k/a  
ANTHONY M. TUSKI**

SALE ADDRESS: 55 Linwood Circle,  
Pottstown, PA 19465-8291

PLAINTIFF ATTORNEY: **PHELAN  
HALLINAN DIAMOND & JONES, LLP, 215-  
563-7000**

**SALE NO. 17-3-174**  
**Writ of Execution No. 2015-04124**  
**DEBT \$288,822.85**

PROPERTY situate in Township of  
West Nantmeal

TAX Parcel #23-05-0012.090

IMPROVEMENTS: a residential  
dwelling.

PLAINTIFF: Nationstar Mortgage,  
LLC

VS  
DEFENDANT: **JILL D. WHITE and  
WILLIAM J. WHITE**

SALE ADDRESS: 205 Lammey Road,  
Elverson, PA 19520

PLAINTIFF ATTORNEY: **KML LAW  
GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-175**  
**Writ of Execution No. 2016-04367**  
**DEBT \$83,765.40**

ALL THAT CERTAIN message and lot  
or piece of land situate in the Borough of Spring  
City, County of Chester and State of Pennsylvania,  
marked on plot of lots laid out by William P.  
Snyder, and being ten feet of the western part of  
Lot No. 205 and twenty feet of the eastern part of  
Lot No. 206, situate on the north side of Arch  
Street in the Borough of Spring City, bounded and  
described as follows, to wit:

BEGINNING at a point in the northern  
margin of Arch Street at the distance of 80 feet  
westerly from the intersection of the margin lines  
of Arch Street and Cedar Streets; thence at right  
angles with said Arch Street in a northerly direc-  
tion the distance of 171 feet 6 inches to the margin  
of an alley; thence by the margin of said alley in a  
westerly direction the distance of 30 feet; thence in  
a southerly direction along land formerly of C.W.  
Fryer, now of Dr. C. E. Moser, the distance of 171  
feet and 6 inches to the margin of the aforesaid  
Arch Street; thence along the same in an easterly  
direction the distance of 30 feet to the place of  
beginning.

BEING Chester County Tax Parcel 14-  
4-17

CONTAINING5, 145 square feet of  
land more or less.

BLR# 14-4-17

TITLE to said premises vested in  
Shana L. Carter and Herbert B. Carter, Jr., husband



and wife by Deed from Shana L. Carter, dated 6/18/2004 and recorded 6/28/2004 in Book 6202 Page 852

PLAINTIFF: Federal National Mortgage Association ("Fannie Mae")

VS

DEFENDANT: **SHANA L. CARTER and HERBERT B. CARTER, JR.**

SALE ADDRESS: 413 Arch Street, Spring City, PA 19475

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

**SALE NO. 17-3-176**

**Writ of Execution No. 2015-09962**

**DEBT \$717,478.43**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Schuylkill, County of Chester, State of Pennsylvania, bounded and described according to a Record Plan made by Momenee and Associates, Inc., for Anderson Farm, dated 11/3/1998, last revised 12/14/2001 as Plan #16237, as follows, to wit:

BEGINNING at a point on the northerly side of Valley Park Road, a corner of Lot #37, thence extending along said side of Lot #37 the following (3) courses and distances, (1) north 02 degrees 03 minutes, 08 seconds east 195.25 feet crossing a stream to a point, (2) north 22 degrees 56 minutes, 32 seconds west 150.00 feet to a point, (3) north 07 degrees 03 minutes 08 seconds east 214.50 feet to a point and corner of Lot #32; thence extending along said side of Lot #32, Lot #31 and Lot #30 north 84 degrees 53 minutes, 48 seconds east 568.70 feet to a point and corner of Lot #29, thence extending along said side of Lot #29 south 06 degrees 28 minutes, 05 seconds east 424.72 feet to a point and corner of lands N/L of Donald H. and Patricia F. Pasquale, thence extending along said side of lands N/L of Donald H. and Patricia F. Pasquale, south 19 degrees 11 minutes, 42 seconds west 462.26 feet to a point on the northerly side of Valley Park Road, thence extending along said side of Valley Park Road the following (3) courses and distances, (1) along the arc of a circle curving to the left having a radius of 480.00 feet the arc distance of 47.44 feet to a point of tangent, (2) south 58 degrees 54 minutes, 50 seconds west 410.00 feet to a point, (3) along the arc of a circle curving to the left having a radius of 360.00 feet the arc distance of 88.02 feet to the first mentioned point and place of beginning.

CONTAINING 9.56 acres gross more or less.

BEING Parcel No. 27-06-0069

PREMISES being: 225B Valley Park, Phoenixville, PA 19640

BEING the same premises which Michael R. Meehan, Sr. and Karen A. Meehan, by Deed dated November 13, 2007 and recorded November 16, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7308 Page 1775, granted and conveyed unto Michael R. Meehan, Sr.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-18, Asset-Backed Certificates, Series 2006-18 c/o Owcen Loan Servicing, LLC.

VS

DEFENDANT: **MICHAEL R. MEEHAN, SR. a/k/a MICHAEL MEEHAN by KATHLEEN HARVEY as ATTORNEY IN FACT and STEPHEN R. O'DONNELL**

SALE ADDRESS: 225B Valley Park, Phoenixville, PA 19640

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C., 215-572-8111**

**SALE NO. 17-3-178**

**Writ of Execution No. 2016-03710**

**DEBT \$29,297.35**

ALL THAT CERTAIN message 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 Plan of Bonnie Blink, Planned Residential Development, made by Yerkes Associates, Inc., dated 10/23/1980 last revised 5/14/1981 and recorded at Chester County as Plan No. 3812, as follows, to wit:

BEGINNING at an interior point on the northwest curb line of Wayne Court, Common Open Space at a corner of lands of 111 Wayne Court; thence extending from said point of beginning and along the said curb line, on the arc of a circle curving to the left, having a radius of 300.00 feet the arc distance of 26.83 feet, to a corner of No. 112 Wayne Court; thence extending along the same, north 61 degrees 01 minute 00 seconds west, crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 85.86 feet to a point; thence extending north 28 degrees 59 minutes 00 seconds east 44.88 feet to a point; thence extending south 61 degrees 01

minutes 00 seconds east 10 feet to a corner of lands of No. 111 Wayne Court; thence extending along the same, the two following courses and distances: (1) south 28 degrees 59 minutes 00 seconds west 19.88 feet to a point and (2) south 61 degrees 01 minute 00 seconds east, recrossing the aforesaid easements, 83.98 feet to a point on the curb line of the northwest side of Wayne Court Common Open Space Area, being the first mentioned point and place of beginning.

BEING No. 110 Wayne Court, containing 2,442 square feet.

EXCEPTING, however, therefrom and thereout, in fee, according to the provisions of 68 P.S., Chapter 19, Act of August 4, 1963, P.L. 871, ALL THAT CERTAIN message volume of air space above a horizontal plane drawn at Elevation U.S.C.G.S., Datum 520.30 feet, the aforesaid horizontal plane passing through a partly ceiling/floor between the said premises and the above joining premises being known and numbered as Unit 111 Wayne Court.

BEING the same premises which First Federal Savings and Loan Association of Rochester by Deed dated 2/24/1989 and recorded at West Chester, Pennsylvania in Deed Book 1073 Page 216, granted and conveyed unto William D. Kraut and Alan M. Kraut, in fee.

BEING the same premises which William D. Kraut and Alan M. Kraut by Deed dated 12/8/1989 and recorded at West Chester, Pennsylvania in Deed Book 1085 Page 100, granted and conveyed unto Francis B.J. McMonagle.

TOGETHER with and under and subject never the less is that certain Declaration of Covenants, Conditions, and Restrictions in Miscellaneous Deed Book 517 Page 538.

PLAINTIFF: First Niagara Bank, N.A., a National Banking Association successor by merger to Harleysville National Bank and Trust Company

VS

DEFENDANT: FRANCIS BJ  
McMONAGLE a/k/a FRANCIS B.  
McMONAGLE

SALE ADDRESS: 110 Wayne Court,  
West Chester, PA 19380

PLAINTIFF ATTORNEY: GRIM,  
BEIHN & THATCHER 215-257-6811

**SALE NO. 17-3-179**  
**Writ of Execution No. 2015-08782**  
**DEBT \$248,004.65**

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 PA, bounded and described according to a plan of Millview, Subdivision Plan of Property of Coatesville Communities Corporation, made by G.D. Houtman and Son, Inc., Civil Engineers and land surveyors, Media, PA, dated 11/02/1998, last revised 11/28/2001 and recorded as Plan No. 16144 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Wesley Lane (50 feet wide) said point marking a corner of Lot No. 64 on said Plan; thence from said beginning point and extending along the southwesterly side of Wesley Lane on the arc of a circle curving to the left having a radius of 560 feet the arc distance of 47.24 feet to a point, a corner of Lot No. 62; thence leaving said side of Wesley Lane and extending along said lot No. 62 south 63 degrees 0 minutes 0 seconds west 117.18 feet to a point in line of the rear of Lot No. 92; thence extending along the rear of Lots Nos. 92 and 91 north 21 degrees 37 minutes 0 seconds west 57.06 feet to a point, a corner of aforesaid Lot No. 64; thence extending along said Lot no. 64 north 67 degrees 50 minutes 0 seconds east 114.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 63 on said Plan.

BEING UPI #16-04-0343.0000

PREMISES being: 113 Wesley Lane,  
Coatesville, PA 19320-3074

BEING the same premises which Gregory J. Moore and Tarrah M. Moor, husband and wife by Deed dated August 7, 2006 and recorded August 17, 2006 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6929 Page 1258, granted and conveyed unto Angel M. Mack and Kareem A. Hand.

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for Aegis Asset Backed Securities Trust 2006-1, Mortgage Backed Notes, c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: ANGEL M. MACK  
and KAREEN A. HAND

SALE ADDRESS: 113 Wesley Lane,  
Coatesville, PA 19320-3074

PLAINTIFF ATTORNEY: STERN &

**EISENBERG, P.C., 215-572-8111**

**SALE NO. 17-3-180**  
**Writ of Execution No. 2016-08588**  
**DEBT \$56,515.32**

PROPERTY situate in City of Coatesville

TAX Parcel #16-06-0429

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **ROSALYN M. TALTOAN a/k/a ROSALYN M. WILLIAMS**

SALE ADDRESS: 541 Olive Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-181**  
**Writ of Execution No. 2016-06040**  
**DEBT \$217,540.35**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, State of Pennsylvania and described according to a Plan of Property of Alfred James Andrien, said plan made by T.G. Colesworthy, County Surveyor, dated December 1951, as follows, to wit:

BEGINNING at a point on the north-easterly side of Richfield Avenue (40 feet wide) at the distance of 458.92 feet measured on a bearing of north 2 degrees 25 minutes 30 seconds west along the side of Richfield Avenue from its point of intersection with the northwesterly side of West Chester – Philadelphia State Highway (proposed 120 feet wide); thence extending from said point of beginning north 2 degrees 25 minutes 30 seconds west measured along the said side of Richfield Avenue 100 feet to a point on the southeasterly side of Richfield Avenue; thence extending north 87 degrees 46 minutes east measured along southeasterly side of Richfield Avenue 128.16 feet to a point; thence extending south 2 degrees 14 minutes east 100 feet to a point; thence extending south 87 degrees 46 minutes west 127.83 feet to the mentioned point and place of beginning.

BEING Lot # 19 as shown on the above mentioned Plan. Containing in area 12,800 square feet of land, be the same more or less.

PARCEL Number: 52-05C-0225.010

BEING the same premises which Alfred James Andrien and Ruth F. Andrien, his wife, by Deed dated September 8, 1967 and recorded September 8, 1967 in the Office of the Recorder of Deeds in and for Chester County in Deed Book T-37, Page 763, granted and conveyed unto Albert E. Mannocchi and Ann T. Mannocchi, his wife as tenants by entireties.

BEING known as: 11 Richfield Avenue, West Chester, PA 19380

PARCEL No.: 52-5C-225.1

IMPROVEMENTS: residential property.

PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **LISA A. HOLSTON, AS EXECUTRIX OF THE ESTATE OF ALBERT E. MANNOCCHI a/k/a ALBERT MANNOCCHI, DECEASED**

SALE ADDRESS: 11 Richfield Avenue, West Chester, PA 19380

PLAINTIFF ATTORNEY: **AMANDA L. RAUER, ESQ., 215-942-2090**

**SALE NO. 17-3-182**  
**Writ of Execution No. 2014-04213**  
**DEBT \$158,089.29**

ALL THAT CERTAIN tract of land with the dwelling thereon erected, situated in the Borough of Parkesburg, County of Chester and State of Pennsylvania, known and designated as No. 518 West Second Avenue, bounded and described as follows to wit:

BEGINNING at a point in the center line of Second Avenue, formerly Highland Avenue, a corner of land of Mae V. Connell and distant two hundred fifty-six feet westwardly from the west curb line of Culvert Street extending, measuring along the center line of Second Avenue; thence along said Connell's land south ten degrees twenty-three minutes east, one hundred ninety-five feet to a point in the center line of Spruce Alley; thence along the same north seventy-nine degrees thirty-seven minutes east, twenty-four and fifty-four one-hundredths feet to a point, a corner of land of H. Boyd Cowan and Mary M. Cowan, husband and wife; thence along the same and passing through the center of the middle dividing partition between the house erected on the lot herein conveyed and the house erected on the lot immediately adjoining

it on the east, north ten degrees twenty-three minutes west, one hundred ninety-five feet to a point in the center line of Second Avenue aforesaid; thence along the same south seventy-nine degrees thirty-seven minutes west, twenty-four and fifty-four one-hundredths feet to the place of beginning.

CONTAINING four thousand seven hundred eighty-five square feet of land, be the same more or less.

BEING the same premises which Mark A. Parker and Dawn C. Porter f/k/a Dawn c. Dunlap, husband and wife, by Deed dated 08/17/2009 and recorded 08/19/2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7753, Page 386, granted and conveyed unto Jodi M. Knox and Jason E. Knox.

BEING known as: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

PARCEL No.: 8-5-196

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America, NA Successor by Merger to BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing

VS

DEFENDANT: **JODI M. KNOX and JASON E. KNOX**

SALE ADDRESS: 518 West 2nd Avenue, Borough of Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **POWERS, KIRN & ASSOCIATES, LLC, 215-942-2090**

**SALE NO. 17-3-183**

**Writ of Execution No. 2015-11731**

**DEBT \$356,618.11**

PROPERTY situate in Township of London Grove

TAX Parcel #59-08-0867

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ASHLEY T. REEF**

SALE ADDRESS: 34 Inniscrone Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-184**

**Writ of Execution No. 2016-03860**

**DEBT \$578,129.06**

PROPERTY situate in the Kennett Township, Chester County, Pennsylvania

BLR# 62-7-53

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ALEXANDER DAVID PENNY, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF H. DONALD WIDDOES**

SALE ADDRESS: 10 Nine Gates Road, Chadds Ford, PA 19317-9258

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-185**

**Writ of Execution No. 2015-03179**

**DEBT \$133,646.79**

ALL THAT CERTAIN parcel of land together with the buildings and improvements thereon erected, being a portion of Lot Number 17 of the development known as Milltown Manor, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide avenue known as Park Avenue at a distance of 950.3 feet measured north 82 degrees 58 minutes east, from an iron pin the middle of the Township Line Road; thence extending by other land of Grantees and passing over an iron pin set on the north side of Park Avenue north 7 degrees 2 minutes west, 220 feet to an iron pin in line of Lot 6; thence extending by Lot 6 north 82 degrees 58 minutes east, 62.5 feet to an iron pin; thence extending by land of the Grantors south 7 degrees 2 minutes east, 220 feet in the middle of Park Avenue aforesaid; thence extending along the middle of Park Avenue south 82 degrees 58 minutes west, 62.5 feet to the first mentioned point and place of beginning.

BEING UPI #53-6-47

BEING the same premises which M.

Grant Everhart, by Deed dated 10/12/99 and recorded 11/3/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4661 Page 556 Instrument #0088527, granted and conveyed unto Michael Sharff and Janet Sharff, in fee.

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **JANET SHARFF and MICHAEL SHARFF**

SALE ADDRESS: 1321 Park Avenue, West Chester aka East Goshen, PA 19380

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

**SALE NO. 17-3-186**

**Writ of Execution No. 2016-05919**

**DEBT \$185,139.34**

PROPERTY situate in Township of West Brandywine

TAX Parcel #29-03-0005.05D

IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Financial LLC

VS

DEFENDANT: **ROBERT T. HARRIS, III**

SALE ADDRESS: 16 Hillside Circle, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-187**

**Writ of Execution No. 2016-01517**

**DEBT \$170,016.38**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, being bounded and described according to a Final Plan of Humpton Farms made by N.M. Laks, Inc., Civil Engineers & Land Surveyors, Lancaster, Pennsylvania, dated 5/6/1977 and last revised 8/16/1977 which plan is recorded at West Chester, Pennsylvania as Plan No. 1328, as follows, to wit:

BEGINNING at a point on the easterly side of Williams Way (50 feet wide) which point is

measured the (2) following courses and distances along the easterly side of Williams Way from a point of curve on the southerly side of Humpton Road: (1) leaving Humpton Road and extending along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 37.20 feet to a point of tangent on the easterly side of Williams Way; and (2) south 00 degrees 56 minutes west 657.65 feet to the first mentioned point of beginning; thence extending from said point of beginning along line of a Lot No. 6 south 89 degrees 04 minutes east 175.00 feet to a point on line of Bondsville Development; thence extending along the south 05 degrees 56 minutes west 123.00 feet to a point a corner of Lot No. 8; thence extending along the same north 89 degrees 04 minutes west 175.00 feet to a point on the easterly side of Williams Way; thence extending along the same north 05 degrees 58 minutes east 123.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on the aforesaid Plan.

BEING UPI Number 39-04C-0154

PARCEL No.: 39-04C-0154

BEING known as: 21 Williams Way, Downingtown, PA 19335

BEING the same property conveyed to William Haslem, no marital status shown who acquired title by virtue of a deed from Kenneth W. Hobson by Agent Susan K. Greenwald and Susan K. Greenwald, individual, dated April 25, 2005, recorded June 9, 2005, at Document ID 10541237, and recorded in Book 6515, Page 468, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **WILLIAM HASLEM**  
SALE ADDRESS: 21 Williams Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 17-3-188**

**Writ of Execution No. 2014-05722**

**DEBT \$1,658.52**

ALL THOSE THREE CERTAIN lots of land situate in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX Parcel No. 38-5G-72

PLAINTIFF: Township of Valley

VS

DEFENDANT: **JOHN THOMAS and**

**TINA THOMAS**

SALE ADDRESS: 24 W. Twelfth Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-3-189**

**Writ of Execution No. 2012-13370**

**DEBT \$29,418.67**

ALL THAT CERTAIN lot or parcel of ground situate in Westtown Township, Chester County, Pennsylvania.

TAX Parcel No. 67-4C-39

PLAINTIFF: Westtown Township

VS

DEFENDANT: **JANIE F. MATCHICA and UNITED STATES OF AMERICA**

SALE ADDRESS: 206 Larchwood Road, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-3-190**

**Writ of Execution No. 2015-00661**

**DEBT \$151,261.31**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Uwchlan, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon elected situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West – Section II made by Henry S. Conrey, Inc., dated November 14, 1969, and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive (50 feet wide), said point marking the southeasterly corner of Lot No. 73; thence extending from said beginning point along Lot No. 73 north 03 degrees 34 minutes 40 seconds east 200.00 feet to a point in line of Lot No. 73; thence along Lot Nos. 72 and 71 south 86 degrees 25 minutes 20 seconds east 100.00 feet to a point, a corner of Lot No. 75; thence along Lot No. 75 south 03 degrees 34 minutes 40 seconds west 200.00 feet to a point on the northerly side of Devon Drive; thence along same north 86 degrees

25 minutes 20 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 74 on said Plan.

BEING UPI Number 33-04M-0169.0000

PARCEL No.: 33-04M-0169.0000

BEING known as: 347 Devon Drive, Exton, PA 19341

BEING the same property conveyed to Alexandre E. Daley who acquired title by Virtue of a Deed from Alexandre E. Daley and Christopher T. Daley, dated September 17, 2003, recorded October 7, 2003, at Document ID 10315100, and recorded in Book 5925, Page 2391, Chester County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2003-AC7 Asset-Backed Certificates, Series 2003-AC7

VS

DEFENDANT: **ALEXANDRE E. DALEY**

SALE ADDRESS: 347 Devon Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 17-3-191**

**Writ of Execution No. 2016-00640**

**DEBT \$584,421.70**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan for "Candlewyck at New Garden" (PIA Tract), made by Nave Newell, King of Prussia, PA, dated 04/26/2000, last revised 04/30/2001 and recorded 06/14/2001 as Plan No. 15798 as follows, to wit:

BEGINNING at a point on the southeasterly side of Honey Locust Drive (50 feet wide), said point being a corner of Lot No. 77 (as shown on said Plan); thence from said point of beginning extending along said drive the two following courses and distances: (1) north 10 degrees 31 minutes 16 seconds east, 130.87 feet to a point of curve; (2) on a line curving to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet to a point on the southerly side of Candlewyck Drive (50 feet wide); thence extending along said drive, south 79 degrees 28 minutes 45 seconds

east, 110.00 feet to a point, being a corner of Lot No. 109; thence leaving said drive extending along Lot No. 109, south 10 degrees 31 minutes 16 seconds west, 150.87 feet to a point in line of Lot No. 77, being a corner of Lot No. 109; thence extending along Lot No. 77, north 79 degrees 28 minutes 44 seconds west, 130.00 feet to the first mentioned point and place of beginning.

TAX ID: 6004 04800000

BEING the same premises which Sharp Road Farms Inc., by Deed dated 6/12/06 and recorded 6/29/06 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6884, Page 686, and Instrument #10663701, granted and conveyed unto Richard E. Staehs and Jo-Anne Staehs, husband and wife, in fee.

PLAINTIFF: Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RICHARD E. STAEHS and JO-ANNE STAEHS and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 131 Candlewyck Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-193**

**Writ of Execution No. 2015-10924**

**DEBT \$191,367.66**

ALL THAT CERTAIN tract of improved ground with buildings erected thereon situate on the south side of Market Street, northwest of the intersection of Market Street with South Fifth Street in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, according to a survey by N. M. Lake & Associates, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being Lot No. 2 on Plan No. 86153, dated January 26, 1987, last revised February 4, 1987 and described as follows:

BEGINNING at a point set in the northerly curb line of Market Street marking the northeast corner of this and the northwest corner of land now or late of Maggie M. Terry, et al; thence leaving said northerly curb line of Market Street and along said land now or late of Terry, the following 2 courses and distances: (1) south 27

degrees 57 minutes 41 seconds west, crossing over an iron pin 40.14 feet from point of beginning, a total distance of 234.49 feet to an iron pin set marking the southeast corner of this; thence along said now or late of Terry and partially by the northerly line of an alley; (2) north 61 degrees 01 minute 48 seconds west, 30.61 feet to an iron pin set marking the southwest corner of this and the southeast corner of land of Lot No. 1 on said Plan; thence along said land of Lot No. 1; (3) north 27 degrees 57 minutes 41 seconds east, passing through the dividing wall of a residence existing thereon 235.28 feet to a point set in the northerly curb line of aforementioned Market Street, crossing over an iron pin 40.14 feet from the said northerly curb line of Market Street; thence along said northerly curb line of Market Street; (4) south 59 degrees 32 minutes 56 seconds east 30.04 feet to the point and place of beginning.

CONTAINING 7,189 square feet, more or less.

BEING UPI No. 6-5-191.1

THE improvements thereon being known as 426 Market Street, Oxford, PA 19363

BEING the same premises which Josie L. DeCormis, by Deed dated 7/28/2006 and recorded 9/26/2006 in the Chester County Clerk's/ Register's Office in Deed Book 6963, Page 2061, granted and conveyed unto James P. Yetman, in fee.

PLAINTIFF: Selene Finance, LP

VS

DEFENDANT: **JAMES YETMAN**

SALE ADDRESS: 426 Market Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-194**

**Writ of Execution No. 2016-05457**

**DEBT \$130,340.70**

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as 24 Penn Avenue, in the Borough of South Coatesville, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C.E., July 25, 1950, as follows, to wit:

BEGINNING at a point on the northerly building line of a 50 feet wide street known as Penn Avenue, at the southeasterly corner of Lot No. 24 of Block No. 9 as laid out on a Lot Plan of Midvale Development by Midvale Steel and

Ordinance Company distant 40.00 feet measured eastwardly along said northerly building line of Penn Avenue from its point of intersection with the easterly line of a 30.00 feet wide walk; thence along the easterly line of said No. 24 of Block No. 9, north 28 degrees 35 minutes 25 seconds west, 100.00 feet to a pole at the southwesterly corner of Lot No. 2 of Block No. 9 of said development; thence along the southerly line of said Lot No. 2, north 61 degrees 24 minutes 35 seconds east, 40.00 feet to an iron pin at the northeasterly corner of Lot No. 22 of Block No. 9 on said development; thence along the westerly line of said Lot No. 22, south 28 degrees 35 minutes 25 seconds east, 100.00 feet to a point in the northerly building line of Penn Avenue, aforesaid; thence along the same, south 61 degrees 24 minutes 35 seconds west, 40.00 feet to a place of beginning.

CONTAINING 4,000 square feet of land, more or less.

BEING the same premises Joseph Hills and Joyce E. Hills, husband and wife, by Deed dated 11/18/2005 and recorded 12/21/2005 in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 6717, Page 838, Instrument Number 10607840, granted and conveyed unto Travis Patterson, his heirs and assigns, in fee, as sole owner.

PARCEL ID: 0903 00620000

PLAINTIFF: The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders of CWMBBS, Inc. CHL Mortgage Pass Through Trust 2006-HYB3, Mortgage Pass Through Certificates Series 2006

VS

DEFENDANT: **TRAVIS PATTERSON**

SALE ADDRESS: 24 Penn Avenue, South Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MATTLEMAN, WEINROTH & MILLER, 856-429-5507**

**SALE NO. 17-3-195**

**Writ of Execution No. 2016-01326**

**DEBT \$225,031.80**

PROPERTY situate in the West Goshen Township, Chester County, Pennsylvania  
BLR# 52-4D-35

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **THOMAS E. WALLACE, JR. and RUTH M. WALLACE**

SALE ADDRESS: 914 Baylowell Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-196**

**Writ of Execution No. 2015-02667**

**DEBT \$120,080.00**

PROPERTY situate in the East Caln Township, Chester County, Pennsylvania

BLR# 42-2-3.2B

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank of Delaware, N.A. f/k/a First Union National Bank of Delaware, Successor by Merger to First Union Home Equity Bank Successor by Merger to First Union Home Equity Corporation

VS

DEFENDANT: **GLENNA M. HERMAN**

SALE ADDRESS: 305 Campbell Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-197**

**Writ of Execution No. 2013-00284**

**DEBT \$294,435.26**

ALL THAT CERTAIN lot or land situate in Oxford Township, Chester County, Pennsylvania

TAX Parcel No: 58-08-0049 & 56-08-0052.010

PLAINTIFF: First Niagara Bank, N.A.

VS

DEFENDANT: **MEGAN ZARZYCKI, IN HER CAPACITY AS CO ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, CATHERINE B. RUSSELL, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, LORRAINE RUSSELL HAGY, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR**



**OF THE ESTATE OF THOMAS J. RUSSELL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, & ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. RUSSELL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. RUSSELL, DECEASED C/O LORRAINE RUSSELL HAGY.**

SALE ADDRESS: 251 Scroggy Road, Oxford, Pennsylvania 19363

PLAINTIFF ATTORNEY: **KELLY L. EBERLE, ESQ., 215-257-6811**

**SALE NO. 17-3-198**  
**Writ of Execution No. 2015-02811**  
**DEBT \$185,555.78**

ALL THAT CERTAIN brick house designated as No.10 Downing Avenue, and lot of land belonging thereto, situate in the West Ward of the Borough of Downingtown aforesaid, County of Chester, State of Pennsylvania, bounded and described as follows, viz:

BEGINNING in the middle of the said Downing Avenue at a point where the same is intersected by a 10 foot wide alley and at a corner of land Thomas Pedrick; thence along the middle of the said alley and along said Pedrick's land, south 51 1/2 degrees west, 112 3/4 feet to a corner; thence still along said Pedrick's land and the face of a stone wall. South 38 1/2 degrees east 25 feet; thence leaving said wall, a northeastwardly course, 31 feet 4 inches to the face of a brick wall; thence passing along the middle line of a brick wall separating the house herein conveyed from the house adjoining on the south, designated as No. 8 Downing Avenue, north 68 degrees 7 minutes east 72 feet to another point in the middle of the said Downing Avenue, this line being at right angles thereto; thence along the middle of the said Downing Avenue, north 21 degrees 53 minutes west 45 feet 4 inches to the place of beginning.

CONTAINING three thousand one hundred and sixty square feet of land, more or less.

TITLE to said premises vested in Raymond D. Whitely, Sr. and Rachael M. Whitely by Deed from Brandywine Realty Builders and Developers, Inc. dated December, 18 1970 and recorded December 21, 1970 in the Chester

County Recorder of Deeds in Book 39, Page 1011.

Rachael M. Whitely died on January 12, 2013. Property conveyed to Raymond D. Whitely, Sr. by operation of law.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WCW1

VS

DEFENDANT: **RAYMOND D. WHITELY**

SALE ADDRESS: 10 Downing Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**SALE NO. 17-3-199**  
**Writ of Execution No. 2015-05193**  
**DEBT \$466,579.64**

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

BEGINNING at a point of tangent on the southwesterly side of Harvey Lane (50 feet wide), said point being measured by the four following courses and distances from a point of curve on the southeasterly side of West Chester-Paoli Pike (U.S. Highway No. 202) (50 feet wide); (1) leaving West Chester-Paoli Pike on the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the southwesterly side of Harvey Lane; (2) south 25 degrees 10 minutes east measured along the said side of Harvey Lane, 250.00 feet to a point of curve in the same; (3) southeastwardly measured still along the said side of Harvey Lane on the arc of a circle curving to the left having a radius of 1,455.06 feet, the arc distance of 203.16 feet to a point of tangent and (4) south 33 degrees 10 minutes east measured still along the said side of Harvey Lane, 64.61 feet to the point of beginning; thence extending from said point of beginning, south 33 degrees 10 minutes east measured along the said side of Harvey Lane, 175.00 feet to a point; thence extending south 56 degrees 50 minutes west 261.52 feet to a point in line of land now

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

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

CONTAINING in area 1.034 acres.

BEING Tax Parcel Number 54-3-22.16.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN A. GALLAGHER and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-200**

**Writ of Execution No. 2016-07983**

**DEBT \$196,585.72**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania bounded and described according to a Plan of Springton Glen made by George E. Register, Jr. and Sons, Inc., dated February 22nd, 1974, and last revised April 22nd, 1974, as follows, to wit:

BEGINNING at a point on the north-east side of Glenview Drive (50 feet wide), a corner of Lot No. 3, on said Plan, said point being located the 2 following courses and distances measured along the said side of Glenview Drive from its intersection with the title line in the bed of Springton Road (1) north 88 degrees 08 minutes 08 seconds east 191.49 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 845.00 feet the arc distance of 134.07

feet; thence extending from said point of beginning, leaving the said side of Glenview Drive and along Lot No. 3, north 1 degree 51 minutes 52 seconds west 211.28 feet to a corner of Lot No. 5, on said Plan, thence extending along the same south 72 degrees 41 minutes 21 seconds east 263.40 feet to a point on the northwest side of Brook Circle (50 feet wide), thence extending along the same south 17 of curve, then extending along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the northeast side of Glenview Drive, thence extending along the same the two following courses and distances (1) north 72 degrees 41 minutes 21 seconds west 21.05 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 845.00 feet the arc distance of 148.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

COMMONLY known as 3 Brook Circle, Glenmoore, PA 19343

PARCEL ID: 29-4-187.9

BEING the same premises which Valeriana Bellini Hoffman who acquired title as Valeriana Bellini, a married woman, by Deed dated 1/9/14 and recorded 2/4/14 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8881, Page 1793, and Instrument #11329932, granted and conveyed unto Valeriana Bellini Hoffman, a married woman, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **VALERIANA BELLINI HOFFMAN**

SALE ADDRESS: 3 Brook Circle, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-201**

**Writ of Execution No. 2014-11687**

**DEBT \$352,034.67**

PROPERTY situate in the East Coventry Township, Chester County, Pennsylvania BLR# 18-1-389

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc.

VS  
DEFENDANT: **STEPHANIE A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-202**  
**Writ of Execution No. 2015-04689**  
**DEBT \$163,939.76**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of West Grove, Chester County, Pennsylvania, bounded and described according to a plan on the property of Angela M. Rizzotte, et at, made by George E. Register, Jr. and Sons, Inc., dated 7-7-1988, as follows, to wit:

BEGINNING at a point on the title line in the bed of Walnut Avenue, said beginning point being at the point of intersection of the title line of Walnut Avenue and the extended title line of an alley, said alley forms the eastern boundary of the lands of the herein grantors, thence from said point of beginning along the title land of said alley, south 01 degree 00 minutes 00 seconds left, 131.25 feet to a spike, a corner of the lands of Howard W. Singleton; thence along the lands of Howard W. Singleton, south 89 degrees 05 minutes 00 seconds west, 28.50 feet to a point, a corner of Parcel 2, as shown on aforesaid plan; thence along Parcel 2, north 00 degrees 34 minutes 24 seconds west, 131.25 feet to a point on the title line in the bed of Walnut Avenue; thence along the title line in the bed of Walnut Avenue, north 89 degrees 05 minutes 00 seconds east, 27.53 feet to the first mentioned point and place of beginning.

BEING Parcel 1 as shown on said Plan.

BEING the same premises which Kevin S. Sykes, agent for Timothy L. Sykes and Kevin S. Sykes, by Deed dated 10/31/05 and recorded 12/13/05 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6709, Page 1950, granted and conveyed unto Kimberly A. O'Brien, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS  
DEFENDANT: **KIMBERLY A. O'BRIEN**

SALE ADDRESS: 114 Walnut Avenue,

West Grove, PA 19390  
PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-203**  
**Writ of Execution No. 2015-06057**  
**DEBT \$534,654.97**

PROPERTY situate in the West Grove Borough, Chester County, Pennsylvania  
UPI# 5-7-35.26

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carrington Mortgage Services, LLC

VS  
DEFENDANT: **JEROME A. WOOD, SR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, JADE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, TERRA HOPKINS, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, JANAE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME A. WOOD a/k/a JEROME WOOD a/k/a JEROME A. WOOD, JR., DECEASED**

SALE ADDRESS: 518 Liberty Circle, West Grove, PA 19390-1386

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-204**  
**Writ of Execution No. 2015-04368**  
**DEBT \$253,271.72**

ALL THAT CERTAIN message and tract of land, known as Lot 17-A hereditaments and appurtenances, on plan of lots of Veronica Park, West Goshen Township, Chester County, PA, bounded and described as follows:

TAX I.D. #: 52-5C-76

PLAINTIFF: HMC Assets, LLC, solely in its capacity as separate trustee of CAM XV Trust

VS  
 DEFENDANT: **MARY SUE SCHOFIELD and WILLIAM M. SCHOFIELD**  
 SALE ADDRESS: 432 Powell Lane,  
 West Chester, Pennsylvania 19380  
 PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**SALE NO. 17-3-185**  
**Writ of Execution No. 2015-03179**  
**DEBT \$133,646.79**

ALL THAT CERTAIN parcel of land together with the buildings and improvements thereon erected, being a portion of Lot Number 17 of the development known as Milltown Manor, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide avenue known as Park Avenue at a distance of 950.3 feet measured north 82 degrees 58 minutes east, from an iron pin the middle of the Township Line Road; thence extending by other land of Grantees and passing over an iron pin set on the north side of Park Avenue north 7 degrees 2 minutes west, 220 feet to an iron pin in line of Lot 6; thence extending by Lot 6 north 82 degrees 58 minutes east, 62.5 feet to an iron pin; thence extending by land of the Grantors south 7 degrees 2 minutes east, 220 feet in the middle of Park Avenue aforesaid; thence extending along the middle of Park Avenue south 82 degrees 58 minutes west, 62.5 feet to the first mentioned point and place of beginning.

BEING UPI #53-6-47

BEING the same premises which M. Grant Everhart, by Deed dated 10/12/99 and recorded 11/3/99 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 4661 Page 556 Instrument #0088527, granted and conveyed unto Michael Sharff and Janet Sharff, in fee.

PLAINTIFF: **LSF9 Master Participation Trust**

VS  
 DEFENDANT: **JANET SHARFF and MICHAEL SHARFF**

SALE ADDRESS: 1321 Park Avenue,  
 West Chester aka East Goshen, PA 19380  
 PLAINTIFF ATTORNEY: **SHAPIRO**

**& DeNARDO, LLC, 610-278-6800**

**SALE NO. 17-3-186**  
**Writ of Execution No. 2016-05919**  
**DEBT \$185,139.34**

PROPERTY situate in Township of West Brandywine  
 TAX Parcel #29-03-0005.05D  
 IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Ditech Financial LLC  
 VS  
 DEFENDANT: **ROBERT T. HARRIS, III**

SALE ADDRESS: 16 Hillside Circle,  
 Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-187**  
**Writ of Execution No. 2016-01517**  
**DEBT \$170,016.38**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania, being bounded and described according to a Final Plan of Humpton Farms made by N.M. Laks, Inc., Civil Engineers & Land Surveyors, Lancaster, Pennsylvania, dated 5/6/1977 and last revised 8/16/1977 which plan is recorded at West Chester, Pennsylvania as Plan No. 1328, as follows, to wit:

BEGINNING at a point on the easterly side of Williams Way (50 feet wide) which point is measured the (2) following courses and distances along the easterly side of Williams Way from a point of curve on the southerly side of Humpton Road: (1) leaving Humpton Road and extending along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 37.20 feet to a point of tangent on the easterly side of Williams Way; and (2) south 00 degrees 56 minutes west 657.65 feet to the first mentioned point of beginning; thence extending from said point of beginning along line of a Lot No. 6 south 89 degrees 04 minutes east 175.00 feet to a point on line of Bondsville Development; thence extending along the south 05 degrees 56 minutes west 123.00

feet to a point a corner of Lot No. 8; thence extending along the same north 89 degrees 04 minutes west 175.00 feet to a point on the easterly side of Williams Way; thence extending along the same north 05 degrees 58 minutes east 123.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on the aforesaid Plan.

BEING UPI Number 39-04C-0154

PARCEL No.: 39-04C-0154

BEING known as: 21 Williams Way, Downingtown, PA 19335

BEING the same property conveyed to William Haslem, no marital status shown who acquired title by virtue of a deed from Kenneth W. Hobson by Agent Susan K. Greenwald and Susan K. Greenwald, individual, dated April 25, 2005, recorded June 9, 2005, at Document ID 10541237, and recorded in Book 6515, Page 468, Chester County, Pennsylvania Records.

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **WILLIAM HASLEM**

SALE ADDRESS: 21 Williams Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 17-3-188**

**Writ of Execution No. 2014-05722**

**DEBT \$1,658.52**

ALL THOSE THREE CERTAIN lots of land situate in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX Parcel No. 38-5G-72

PLAINTIFF: Township of Valley  
VS

DEFENDANT: **JOHN THOMAS and TINA THOMAS**

SALE ADDRESS: 24 W. Twelfth Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-3-189**

**Writ of Execution No. 2012-13370**

**DEBT \$29,418.67**

ALL THAT CERTAIN lot or parcel of ground situate in Westtown Township, Chester County, Pennsylvania.

TAX Parcel No. 67-4C-39

PLAINTIFF: Westtown Township  
VS

DEFENDANT: **JANIE F. MATCHICA and UNITED STATES OF AMERICA**

SALE ADDRESS: 206 Larchwood Road, West Chester, Pennsylvania

PLAINTIFF ATTORNEY: **DIANE M. BOEHRET, ESQ., 484-690-9300**

**SALE NO. 17-3-190**

**Writ of Execution No. 2015-00661**

**DEBT \$151,261.31**

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Uwchlan, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon elected situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Marchwood West – Section II made by Henry S. Conrey, Inc., dated November 14, 1969, and last revised May 9, 1970 as follows, to wit:

BEGINNING at a point on the northerly side of Devon Drive (50 feet wide), said point marking the southeasterly corner of Lot No. 73; thence extending from said beginning point along Lot No. 73 north 03 degrees 34 minutes 40 seconds east 200.00 feet to a point in line of Lot No. 73; thence along Lot Nos. 72 and 71 south 86 degrees 25 minutes 20 seconds east 100.00 feet to a point, a corner of Lot No. 75; thence along Lot No. 75 south 03 degrees 34 minutes 40 seconds west 200.00 feet to a point on the northerly side of Devon Drive; thence along same north 86 degrees 25 minutes 20 seconds west 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 74 on said Plan.

BEING UPI Number 33-04M-0169.0000

PARCEL No.: 33-04M-0169.0000

BEING known as: 347 Devon Drive, Exton, PA 19341

BEING the same property conveyed to Alexandre E. Daley who acquired title by Virtue of a Deed from Alexandre E. Daley and Christopher T. Daley, dated September 17, 2003, recorded October7, 2003, at Document ID 10315100, and recorded in Book 5925, Page 2391, Chester

County, Pennsylvania Records.

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2003-AC7 Asset-Backed Certificates, Series 2003-AC7

VS

DEFENDANT: **ALEXANDRE E. DALEY**

SALE ADDRESS: 347 Devon Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI, LLC, 614-220-5611**

**SALE NO. 17-3-191**

**Writ of Execution No. 2016-00640**

**DEBT \$584,421.70**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan for "Candlewyck at New Garden" (PIA Tract), made by Nave Newell, King of Prussia, PA, dated 04/26/2000, last revised 04/30/2001 and recorded 06/14/2001 as Plan No. 15798 as follows, to wit:

BEGINNING at a point on the southeasterly side of Honey Locust Drive (50 feet wide), said point being a corner of Lot No. 77 (as shown on said Plan); thence from said point of beginning extending along said drive the two following courses and distances: (1) north 10 degrees 31 minutes 16 seconds east, 130.87 feet to a point of curve; (2) on a line curving to the right, having a radius of 20.00 feet, an arc distance of 31.42 feet to a point on the southerly side of Candlewyck Drive (50 feet wide); thence extending along said drive, south 79 degrees 28 minutes 45 seconds east, 110.00 feet to a point, being a corner of Lot No. 109; thence leaving said drive extending along Lot No. 109, south 10 degrees 31 minutes 16 seconds west, 150.87 feet to a point in line of Lot No. 77, being a corner of Lot No. 109; thence extending along Lot No. 77, north 79 degrees 28 minutes 44 seconds west, 130.00 feet to the first mentioned point and place of beginning.

TAX ID: 6004 04800000

BEING the same premises which Sharp Road Farms Inc., by Deed dated 6/12/06 and recorded 6/29/06 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6884, Page 686, and Instrument #10663701,

granted and conveyed unto Richard E. Staehs and Jo-Anne Staehs, husband and wife, in fee.

PLAINTIFF: Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates

VS

DEFENDANT: **RICHARD E. STAEHS and JO-ANNE STAEHS and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 131 Candlewyck Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-192**

**Writ of Execution No. 2016-08079**

**DEBT \$255,345.66**

PROPERTY situate in Township of Kennett

TAX Parcel #62-05-0024.04A

IMPROVEMENTS: a residential dwelling.

SOLD AS PROPERTY OF: Douglas G. Yago

PLAINTIFF: JPMC Specialty Mortgage LLC

VS

DEFENDANT: **DOUGLAS G. YAGO**

SALE ADDRESS: 861 Burrows Run Road, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**SALE NO. 17-3-193**

**Writ of Execution No. 2015-10924**

**DEBT \$191,367.66**

ALL THAT CERTAIN tract of improved ground with buildings erected thereon situate on the south side of Market Street, northwest of the intersection of Market Street with South Fifth Street in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, according to a survey by N. M. Lake & Associates, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being Lot No. 2 on Plan No. 86153, dated January 26, 1987, last revised February 4, 1987 and described as follows:

BEGINNING at a point set in the northerly curb line of Market Street marking the northeast corner of this and the northwest corner of land now or late of Maggie M. Terry, et al; thence leaving said northerly curb line of Market Street and along said land now or late of Terry, the following 2 courses and distances: (1) south 27 degrees 57 minutes 41 seconds west, crossing over an iron pin 40.14 feet from point of beginning, a total distance of 234.49 feet to an iron pin set marking the southeast corner of this; thence along said now or late of Terry and partially by the northerly line of an alley; (2) north 61 degrees 01 minute 48 seconds west, 30.61 feet to an iron pin set marking the southwest corner of this and the southeast corner of land of Lot No. 1 on said Plan; thence along said land of Lot No. 1; (3) north 27 degrees 57 minutes 41 seconds east, passing through the dividing wall of a residence existing thereon 235.28 feet to a point set in the northerly curb line of aforementioned Market Street, crossing over an iron pin 40.14 feet from the said northerly curb line of Market Street; thence along said northerly curb line of Market Street; (4) south 59 degrees 32 minutes 56 seconds east 30.04 feet to the point and place of beginning.

CONTAINING 7,189 square feet, more or less.

BEING UPI No. 6-5-191.1

THE improvements thereon being known as 426 Market Street, Oxford, PA 19363

BEING the same premises which Josie L. DeCormis, by Deed dated 7/28/2006 and recorded 9/26/2006 in the Chester County Clerk's/ Register's Office in Deed Book 6963, Page 2061, granted and conveyed unto James P. Yetman, in fee.

PLAINTIFF: Selene Finance, LP  
VS

DEFENDANT: **JAMES YETMAN**

SALE ADDRESS: 426 Market Street, Oxford, PA 19363

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-194**

**Writ of Execution No. 2016-05457**

**DEBT \$130,340.70**

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as 24 Penn Avenue, in the Borough of South Coatesville, Chester County, Pennsylvania, bounded and

described according to a new survey made by J. W. Harry, C.E., July 25, 1950, as follows, to wit:

BEGINNING at a point on the northerly building line of a 50 feet wide street known as Penn Avenue, at the southeasterly corner of Lot No. 24 of Block No. 9 as laid out on a Lot Plan of Midvale Development by Midvale Steel and Ordinance Company distant 40.00 feet measured eastwardly along said northerly building line of Penn Avenue from its point of intersection with the easterly line of a 30.00 feet wide walk; thence along the easterly line of said No. 24 of Block No. 9, north 28 degrees 35 minutes 25 seconds west, 100.00 feet to a pole at the southwesterly corner of Lot No. 2 of Block No. 9 of said development; thence along the southerly line of said Lot No. 2, north 61 degrees 24 minutes 35 seconds east, 40.00 feet to an iron pin at the northeasterly corner of Lot No. 22 of Block No. 9 on said development; thence along the westerly line of said Lot No. 22, south 28 degrees 35 minutes 25 seconds east, 100.00 feet to a point in the northerly building line of Penn Avenue, aforesaid; thence along the same, south 61 degrees 24 minutes 35 seconds west, 40.00 feet to a place of beginning.

CONTAINING 4,000 square feet of land, more or less.

BEING the same premises Joseph Hills and Joyce E. Hills, husband and wife, by Deed dated 11/18/2005 and recorded 12/21/2005 in the Office for the Recorder of Deeds in and for the County of Chester in Record Book 6717, Page 838, Instrument Number 10607840, granted and conveyed unto Travis Patterson, his heirs and assigns, in fee, as sole owner.

PARCEL ID: 0903 00620000

PLAINTIFF: The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc. CHL Mortgage Pass Through Trust 2006-HYB3, Mortgage Pass Through Certificates Series 2006

VS

DEFENDANT: **TRAVIS PATTERSON**

SALE ADDRESS: 24 Penn Avenue, South Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MATTLEMAN, WEINROTH & MILLER, 856-429-5507**

**SALE NO. 17-3-195**  
**Writ of Execution No. 2016-01326**  
**DEBT \$225,031.80**

PROPERTY situate in the West Goshen Township, Chester County, Pennsylvania  
 BLR# 52-4D-35  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **THOMAS E. WALLACE, JR. and RUTH M. WALLACE**

SALE ADDRESS: 914 Baylowell Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-196**  
**Writ of Execution No. 2015-02667**  
**DEBT \$120,080.00**

PROPERTY situate in the East Caln Township, Chester County, Pennsylvania  
 BLR# 42-2-3.2B  
 IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank of Delaware, N.A. f/k/a First Union National Bank of Delaware, Successor by Merger to First Union Home Equity Bank Successor by Merger to First Union Home Equity Corporation

VS

DEFENDANT: **GLENNA M. HERMAN**

SALE ADDRESS: 305 Campbell Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-197**  
**Writ of Execution No. 2013-00284**  
**DEBT \$294,435.26**

ALL THAT CERTAIN lot or land situate in Oxford Township, Chester County, Pennsylvania

TAX Parcel No: 58-08-0049 & 56-08-0052.010

PLAINTIFF: First Niagara Bank, N.A.  
 VS

DEFENDANT: **MEGAN ZARZYCKI, IN HER CAPACITY AS CO ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, CATHERINE B. RUSSELL, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, LORRAINE RUSSELL HAGY, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF THOMAS J. RUSSELL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, & ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. RUSSELL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, & ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. RUSSELL, DECEASED C/O LORRAINE RUSSELL HAGY.**

SALE ADDRESS: 251 Scroggy Road, Oxford, Pennsylvania 19363

PLAINTIFF ATTORNEY: **KELLY L. EBERLE, ESQ., 215-257-6811**

**SALE NO. 17-3-198**  
**Writ of Execution No. 2015-02811**  
**DEBT \$185,555.78**

ALL THAT CERTAIN brick house designated as No.10 Downing Avenue, and lot of land belonging thereto, situate in the West Ward of the Borough of Downingtown aforesaid, County of Chester, State of Pennsylvania, bounded and described as follows, viz:

BEGINNING in the middle of the said Downing Avenue at a point where the same is intersected by a 10 foot wide alley and at a corner of land Thomas Pedrick; thence along the middle of the said alley and along said Pedrick's land, south 51 1/2 degrees west, 112 3/4 feet to a corner; thence still along said Pedrick's land and the face of a stone wall. South 38 1/2 degrees east 25 feet; thence leaving said wall, a northeasterly course, 31 feet 4 inches to the face of a brick wall; thence passing along the middle line of a brick wall separating the house herein conveyed from the house adjoining on the south, designated as No. 8 Downing Avenue, north 68 degrees 7 minutes east 72 feet to another point in the middle of the said



Downing Avenue, this line being at right angles thereto; thence along the middle of the said Downing Avenue, north 21 degrees 53 minutes west 45 feet 4 inches to the place of beginning.

CONTAINING three thousand one hundred and sixty square feet of land, more or less.

TITLE to said premises vested in Raymond D. Whitely, Sr. and Rachael M. Whitely by Deed from Brandywine Realty Builders and Developers, Inc. dated December, 18 1970 and recorded December 21, 1970 in the Chester County Recorder of Deeds in Book 39, Page 1011.

Rachael M. Whitely died on January 12, 2013. Property conveyed to Raymond D. Whitely, Sr. by operation of law.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WCW1

VS

DEFENDANT: **RAYMOND D. WHITELY**

SALE ADDRESS: 10 Downing Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**SALE NO. 17-3-199**

**Writ of Execution No. 2015-05193**

**DEBT \$466,579.64**

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

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

ured still along the said side of Harvey Lane on the arc of a circle curving to the left having a radius of 1,455.06 feet, the arc distance of 203.16 feet to a point of tangent and (4) south 33 degrees 10 minutes east measured still along the said side of Harvey Lane, 64.61 feet to the point of beginning; thence extending from said point of beginning, south 33 degrees 10 minutes east measured along the said side of Harvey Lane, 175.00 feet to a point; thence extending south 56 degrees 50 minutes west 261.52 feet to a point in line of land now or late of Willistown School Board; thence extending along last mentioned land north 34 degrees 08 minutes 40 seconds west, 40.04 feet to a stone; thence extending north 27 degrees 57 minutes west, 135.53 feet to a point; thence extending north 56 degrees 50 minutes east; 249.88 feet to the first mentioned point and place of beginning.

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

CONTAINING in area 1.034 acres.

BEING Tax Parcel Number 54-3-22.16.

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

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **JOHN A. GALLAGHER and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE**

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-200**

**Writ of Execution No. 2016-07983**

**DEBT \$196,585.72**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania bounded and described according to a Plan of Springton Glen made by George E. Register, Jr. and Sons, Inc., dated February 22nd, 1974, and last revised April 22nd, 1974, as fol-

lows, to wit:

BEGINNING at a point on the north-east side of Glenview Drive (50 feet wide), a corner of Lot No. 3, on said Plan, said point being located the 2 following courses and distances measured along the said side of Glenview Drive from its intersection with the title line in the bed of Springton Road (1) north 88 degrees 08 minutes 08 seconds east 191.49 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 845.00 feet the arc distance of 134.07 feet; thence extending from said point of beginning, leaving the said side of Glenview Drive and along Lot No. 3, north 1 degree 51 minutes 52 seconds west 211.28 feet to a corner of Lot No. 5, on said Plan, thence extending along the same south 72 degrees 41 minutes 21 seconds east 263.40 feet to a point on the northwest side of Brook Circle (50 feet wide), thence extending along the same south 17 of curve, then extending along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the northeast side of Glenview Drive, thence extending along the same the two following courses and distances (1) north 72 degrees 41 minutes 21 seconds west 21.05 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 845.00 feet the arc distance of 148.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said Plan.

COMMONLY known as 3 Brook Circle, Glenmoore, PA 19343

PARCEL ID: 29-4-187.9

BEING the same premises which Valeriana Bellini Hoffman who acquired title as Valeriana Bellini, a married woman, by Deed dated 1/9/14 and recorded 2/4/14 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 8881, Page 1793, and Instrument #11329932, granted and conveyed unto Valeriana Bellini Hoffman, a married woman, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **VALERIANA BELLINI HOFFMAN**

SALE ADDRESS: 3 Brook Circle, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278-6800**

**SALE NO. 17-3-201**  
**Writ of Execution No. 2014-11687**  
**DEBT \$352,034.67**

PROPERTY situate in the East Coventry Township, Chester County, Pennsylvania  
BLR# 18-1-389

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Caliber Home Loans, Inc.  
f/k/a Vericrest Financial, Inc.

VS

DEFENDANT: **STEPHANIE A. ZDRAZIL**

SALE ADDRESS: 218 South Savanna Drive, Pottstown, PA 19465-6603

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-202**  
**Writ of Execution No. 2015-04689**  
**DEBT \$163,939.76**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of West Grove, Chester County, Pennsylvania, bounded and described according to a plan on the property of Angela M. Rizzotte, et al, made by George E. Regester, Jr. and Sons, Inc., dated 7-7-1988, as follows, to wit:

BEGINNING at a point on the title line in the bed of Walnut Avenue, said beginning point being at the point of intersection of the title line of Walnut Avenue and the extended title line of an alley, said alley forms the eastern boundary of the lands of the herein grantors, thence from said point of beginning along the title land of said alley, south 01 degree 00 minutes 00 seconds left, 131.25 feet to a spike, a corner of the lands of Howard W. Singleton; thence along the lands of Howard W. Singleton, south 89 degrees 05 minutes 00 seconds west, 28.50 feet to a point, a corner of Parcel 2, as shown on aforesaid plan; thence along Parcel 2, north 00 degrees 34 minutes 24 seconds west, 131.25 feet to a point on the title line in the bed of Walnut Avenue; thence along the title line in the bed of Walnut Avenue, north 89 degrees 05 minutes 00 seconds east, 27.53 feet to the first mentioned point and place of beginning.

BEING Parcel 1 as shown on said Plan.

BEING the same premises which Kevin S. Sykes, agent for Timothy L. Sykes and

Kevin S. Sykes, by Deed dated 10/31/05 and recorded 12/13/05 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 6709, Page 1950, granted and conveyed unto Kimberly A. O'Brien, in fee.

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **KIMBERLY A. O'BRIEN**

SALE ADDRESS: 114 Walnut Avenue, West Grove, PA 19390

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, 610-278=6800**

**SALE NO. 17-3-203**  
**Writ of Execution No. 2015-06057**  
**DEBT \$534,654.97**

PROPERTY situate in the West Grove Borough, Chester County, Pennsylvania

UPI# 5-7-35.26

IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **JEROME A. WOOD, SR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, JADE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD, TERRA HOPKINS, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME**

**WOOD, JANAEE WOOD, IN HER CAPACITY AS HEIR OF THE ESTATE OF JEROME A. WOOD a/k/a JEROME WOOD UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME A. WOOD a/k/a JEROME WOOD a/k/a JEROME A. WOOD, JR., DECEASED**

SALE ADDRESS: 518 Liberty Circle, West Grove, PA 19390-1386

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**SALE NO. 17-3-204**  
**Writ of Execution No. 2015-04368**  
**DEBT \$253,271.72**

ALL THAT CERTAIN message and tract of land, known as Lot 17-A hereditaments and appurtenances, on plan of lots of Veronica Park, West Goshen Township, Chester County, PA, bounded and described as follows:

TAX I.D. #: 52-5C-76

PLAINTIFF: HMC Assets, LLC, solely in its capacity as separate trustee of CAM XV Trust

VS

DEFENDANT: **MARY SUE SCHOFIELD and WILLIAM M. SCHOFIELD**

SALE ADDRESS: 432 Powell Lane, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

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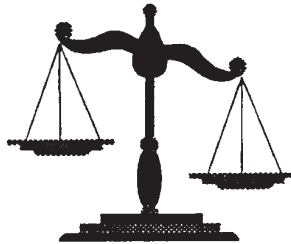
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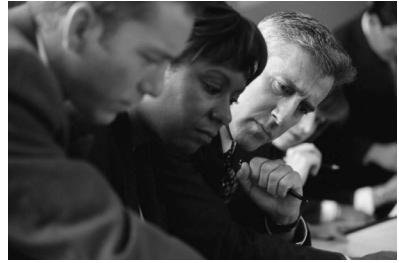
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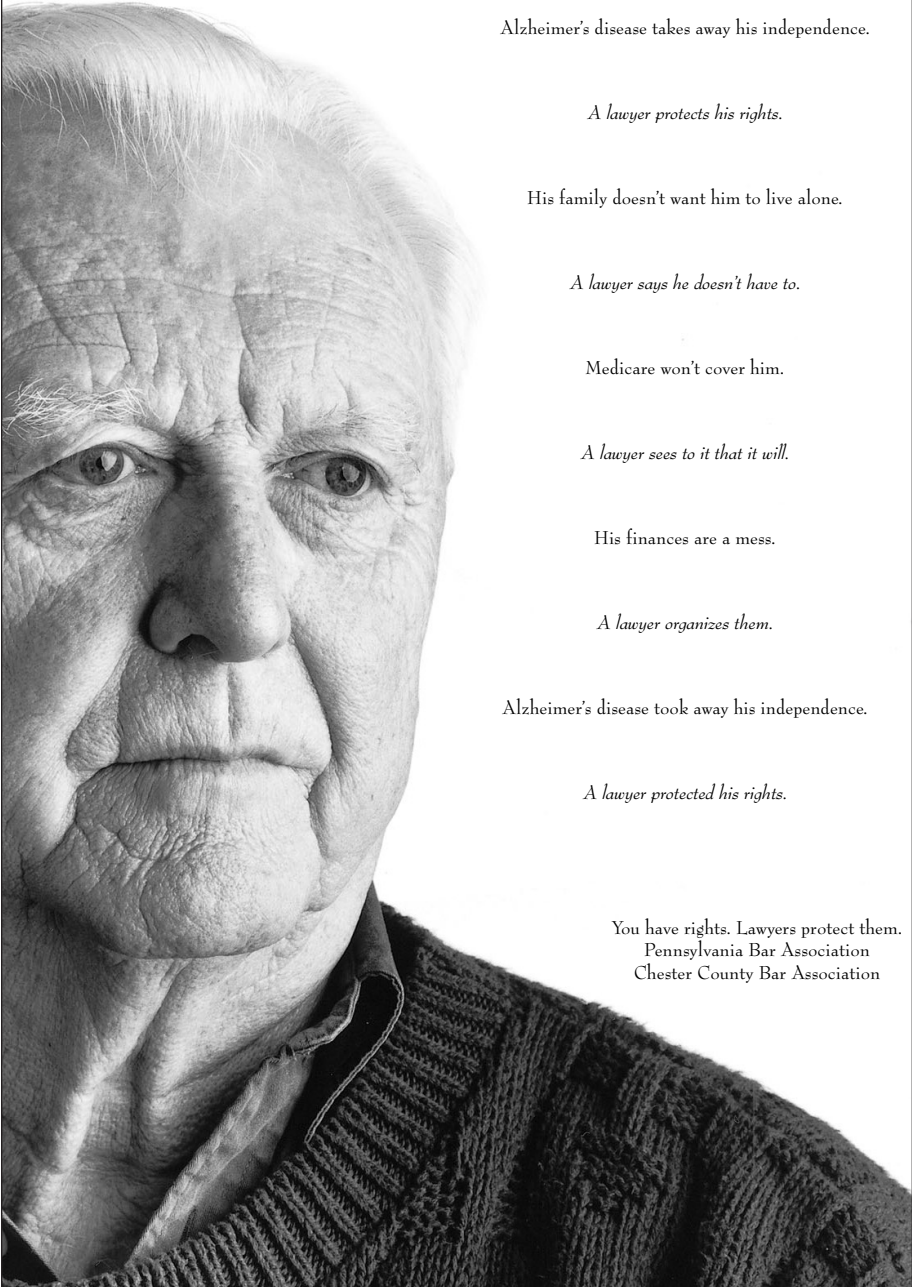
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