



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

**(USPS 102-900)**

*The Official Legal Publication for Chester County*

Vol. 60

WEST CHESTER, PENNSYLVANIA, MARCH 1, 2012

No. 9

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# Chester County Law Reporter

(USPS 102-900)

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Publication of Legal Notices*

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**Long v. Zammarchi**

Custody – Preliminary objections – Subject matter jurisdiction – Personal jurisdiction

1. Under the Uniform Child Custody Jurisdiction and Enforcement Act, the Commonwealth has jurisdiction to make an initial child custody determination if the Commonwealth was the home state of the child on the date of the commencement of the proceeding.
2. Under the Uniform Child Custody Jurisdiction and Enforcement Act, the “home state” of the child is defined as the state in which a child lived with a parent or a person acting as a parent for at least six consecutive months immediately before the commencement of a child custody proceeding.
3. Under the Act, the Commonwealth is prohibited from exercising jurisdiction under the Uniform Child Custody Jurisdiction and Enforcement Act if a proceeding concerning the custody of the child has been commenced in a court of another state having jurisdiction substantially in conformity with the Act.
4. Under the Act, the physical presence of or personal jurisdiction over a party or a child is not necessary or sufficient to make a child custody determination. In other words, neither minimum contacts nor service within the state is required for the court to have jurisdiction to make a custody determination.
5. The presence of minimum contacts or service within the state does not confer jurisdiction to make a custody determination. The requirements of the Act are all that is necessary to satisfy due process.
6. While the court may have subject matter jurisdiction, i.e., the ability to make a child custody determination, that does not eliminate a defendant’s due process rights to be given notice and an opportunity to be heard.
7. Until proper service and personal jurisdiction have been established, any hearings which would result in the entry of final order affecting a defendant’s rights must be stayed.
8. Defendant raised Preliminary Objections to plaintiff’s custody complaint filed in Chester County, based on lack of subject matter and personal jurisdiction. The Court Held, that the Preliminary Objections were overruled in part and sustained in part. The Court concluded it had jurisdiction to determine the child custody matter, however, the Court stayed the proceedings pending service on the defendant.

P.McK.

C.C.P. Chester County, Civil Action – Custody, No. 2011-10342-CU; Diana Long v. Giovanni Luca Zammarchi

Kathleen Bilotta Vetrano and Lindsay Hanifan for Plaintiff  
Mark Randolph Ashton for Defendant  
Platt, J., February 6, 2012:-

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[59 Ches. Co. Rep. **Long v. Zammarchi**]

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DIANA LONG,  
Plaintiff,

vs.

GIOVANNI LUCA ZAMMARCHI,  
Defendant.

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL—CUSTODY

NO. 2011-10342

### DECISION

Defendant has raised Preliminary Objections to Plaintiff's custody complaint filed in Chester County, based on lack of subject matter and personal jurisdiction. Although at the time of oral argument he conceded that the Commonwealth of Pennsylvania has subject matter jurisdiction, I will briefly reference the law in that regard as it is integral to an analysis of his claim of lack of personal jurisdiction as well.

The relevant facts gleaned from the pleadings are not in dispute:

Plaintiff, an American citizen, and Defendant, a citizen of the Republic of Italy, were married in Italy in 1996. They are the parents of two children, both of whom were born in the United States. Since the birth of their first child in 1999, the parties lived primarily in Italy; however, Plaintiff and the children spent 3 to 6 month per year in the United States. The parties own homes in both countries. In July of 2010, Plaintiff and the children moved permanently to the U.S., to the home in Kennett Square, Pennsylvania purchased during the marriage. The children are enrolled in school and have not returned to Italy (at least for residency purposes) since the summer of 2010. Defendant did not move with the family, and remains in Italy. Defendant filed an Application for Judicial Separation of Spouses in the Court of Milan, Italy on April 8, 2011, which included a request for shared custody of the children. Plaintiff has been served with process in that matter. Plaintiff filed a Complaint for Custody on September 22, 2011 in the Chester County Court of Common Pleas. As of the date of oral argument, Defendant had not been served with process in this matter. Defendant has filed Preliminary Objections on the basis that this Court lacks jurisdiction, his counsel's appearance being limited to arguing these objections.

Thus the question for my consideration: may I exercise jurisdiction over the initial child custody determination, as well as over the Defendant?

For the reasons that follow, I conclude that this Court has subject matter jurisdiction in this custody matter, and that alone suffices to allow this court to make a child custody determination. However, until Defendant has been properly served, I do not have personal jurisdiction over him.

DiscussionI. Subject Matter Jurisdiction

As noted above, Defendant originally argued that the Commonwealth did not have subject matter jurisdiction over this custody action, however, that argument was expressly waived at oral argument. Nonetheless, I discuss the issue here, as concept of “home state” it has direct bearing on the issue of personal jurisdiction as well.

Under The Uniform Child Custody Jurisdiction and Enforcement Act (“UCCJEA”) 23 Pa. C.S.A. § 5421(a), the Commonwealth has jurisdiction to make an initial child custody determination if the Commonwealth was the home state of the child on the date of the commencement of the proceeding. See 23 Pa. C.S.A. § 5421(a)(1). The “home state” of the child is defined as “[t]he state in which a child lived with a parent or a person acting as a parent for at least six consecutive months immediately before the commencement of a child custody proceeding.” 23 Pa. C.S.A. § 5402. Here, the children have lived in the Commonwealth with their mother since July of 2010 and the custody complaint was filed in September of 2011, an interval of 14 months. Therefore, the children having lived in the Commonwealth for more than the requisite 6 consecutive months immediately prior to the commencement of the proceeding, “home state” status is conferred on the Commonwealth pursuant to the statute.

Father relied on 23 Pa. C.S.A. § 5426 to assert that the Commonwealth does not have subject matter jurisdiction over the custody proceeding. Section 5426 states that the Commonwealth is prohibited from exercising jurisdiction under the UCCJEA if “a proceeding concerning the custody of the child has been commenced in a court of another state having jurisdiction substantially in conformity with this chapter.” 23 Pa. C.S.A. § 5426. Here, Defendant’s a divorce proceeding, which included a claim for custody, was commenced in Milan, Italy before Plaintiff’s custody action was commenced in Pennsylvania. However, in order for Pennsylvania to be prohibited from exercising jurisdiction, the proceeding must be in a court with jurisdiction “substantially in conformity with this chapter.” Id.

Although the foregoing phrase is not further defined within the statute, it does not seem likely that Italy’s claim to jurisdiction could be substantially in conformity with the UCCJEA.. Chapter 54’s preferred basis for jurisdiction is “home state” jurisdiction as defined. Therefore, Italy’s claim of jurisdiction must be based on Italy being the child’s “home state” to be substantially in conformity with Chapter 54. The children lived in the Commonwealth for 10 months immediately preceding the initiation of the Italian divorce and custody proceedings. To assert that Italy is the children’s home state, the Italian definition of “home state” would, necessarily, differ greatly from the Commonwealth’s definition; it could not be in “substantially in conformity” with the UCCJEA. If its jurisdiction is not substantially in conformity with the UCCJEA, then section 5426 does not prohibit Pennsylvania from exer-

cising jurisdiction over the matter, regardless of Italy's temporal superiority. Therefore, although a proceeding was commenced in Milan, Italy prior to the filing of the Chester County Custody Complaint, section 5426 does not prohibit the Commonwealth from exercising jurisdiction over this custody proceeding.

## II. Personal Jurisdiction

Defendant also claims that the custody complaint should be dismissed because the Commonwealth does not have personal jurisdiction over him. Although he bought a house and multiple cars for his wife and children in the Commonwealth, he claims he has never actually been in the Commonwealth. Therefore, he says that he has no contacts in the Commonwealth. He argues that he could not reasonably foresee being sued in the Commonwealth and that the Commonwealth does not have personal jurisdiction over him. He also claims that he was not properly served with the custody complaint. Accepting, *arguendo*, Defendant's various arguments against the establishment of personal jurisdiction over him at this juncture, those facts are irrelevant to this Court's ability to make a child custody determination. Section 5421(c) of the UCCJEA explicitly states that "[p]hysical presence of or personal jurisdiction over a party or a child is not necessary or sufficient to make a child custody determination." 23 Pa. C.S.A. § 5421(c). The Uniform Law Comment for Section 5421 states in pertinent part:

"Subsections (b) and (c) clearly state the relationship between jurisdiction under this Act and other forms of jurisdiction. Personal jurisdiction over, or the physical presence of a parent or the child is neither necessary nor required under this Act. In other words, neither minimum contacts nor service within the state is required for the court to have jurisdiction to make a custody determination. Further, the presence of minimum contacts or service within the state does not confer jurisdiction to make a custody determination . . . The requirements of this section, plus the notice and hearing provisions of the Act, are all that is necessary to satisfy due process."

It is important to distinguish that while this court does have subject matter jurisdiction, i.e., the "ability to make a child custody determination", that does not eliminate the Defendant's due process rights to be given notice and an opportunity to be heard. 23 Pa. CSA § 5425. To satisfy these requirements for persons outside the Commonwealth, Section 5408(a) of the UCCJEA requires that notice be given "in a manner prescribed by the laws of this Commonwealth for service of process or by the law of the state in which service is made".

Here, it is apparent that Defendant has not yet been served, nor has he voluntarily submitted to the Court's jurisdiction. However, as this Court does have subject matter jurisdiction, the lack of personal jurisdiction is not grounds for dis-

missal of the action. Rather, until proper service and personal jurisdiction have been established, any hearings which would result in the entry of final order affecting Defendant's rights must be stayed.

**ORDER**

AND NOW, this 6<sup>th</sup> day of February, 2012, upon consideration of Defendant, Giovanni Luca Zammarchi's Preliminary Objections, Plaintiff's Answer thereto, and after oral argument, it is ORDERED that Defendant's Preliminary objections are OVERRULED in part and GRANTED in part.

This Court has jurisdiction to determine this child custody matter. However, proceedings are stayed pending service on the Defendant.

BY THE COURT:

/s/ Katherine B. L. Platt, J.

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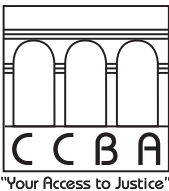
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CLERK OF THE ORPHANS’ COURT  
DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
NOTICE OF FILING ACCOUNTS  
ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, MARCH 7, 2012  
Courtroom 15 at 9:00 A.M. PREVAILING TIME  
THE HONORABLE JOHN L. HALL

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

ESTATE OF ROBERT D. GILFILLAN, DECEASED	1581-1073
FIRST AND FINAL ACCOUNT	
OF: BRYN MAWR TRUST COMPANY, TRUSTEE	
ATTORNEY(S):	
W. WALLACE DYER JR, ESQUIRE	
ESTATE OF SARAH F. GILFILLAN, DECEASED	1591-0860
A/K/A SARAH FARQUHAR GILFILLAN	
A/K/A SARAH GILFILLAN	
FIRST AND FINAL ACCOUNT	
OF: THE BRYN MAWR TRUST COMPANY, TRUSTEE	
ATTORNEY(S):	
W. WALLACE DYER JR, ESQUIRE	
ESTATE OF ELIZABETH R. NEPA, DECEASED	1511-1088
FIRST INTERMEDIATE ACCOUNT	
OF:TERESA A. ZAPPATERRINI, EXECUTOR	
ATTORNEY(S):	
DENISE M. ANTONELLI, ESQUIRE	

**CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on January 31, 2012 by Pentex Natural Gas Company, a foreign corporation formed under the laws of the state of Texas, where its principal office is located at 15455 Dallas Parkway, Suite 350, Addiston, TX 75001-6919 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be located at 579 Brighton Way, Phoenixville, PA 19460.

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2012-01321**

NOTICE IS HEREBY GIVEN that the name change petition of Robert Carfaro was filed in the above-named court and will be heard on May 7, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: February 7, 2012

Name to be changed from: Robert Salvatore Carfaro to: Robert Joseph Cafaro

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

TIMOTHY J. TROTT, Attorney for Petitioner

P.O. Box 374

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**1st Publication**

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**BAEN**, Russell Gene, a/k/a Russell G. Baen, late of Coatesville. Keith S. Baen, 5831 Wertztown Road, Narvon, PA 17555-9605, Executor. **GERALD K. MCOSCAR**, Esquire, 320 N. High Street, West Chester, PA 19380, atty.

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**HALL**, Dorothy R., late of West Whiteland Township. Mark P. Hall, care of KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, Executor. KARYN L. SEACE, Esquire, 113 East Evans Street, Matlack Building, Suite D-2, West Chester, PA 19380, atty.

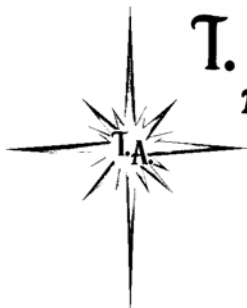
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**HOPP**, Ethan Fredrick, late of Upper Uwchlan Township. Kerry Hopp, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

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**PRZYWITOWSKI**, Genevieve R., a/k/a Jane Przywitowski, late of Downingtown. James S. Przywitowski, 107 Millbrook Drive, Chadds Ford, PA 19317-9272, Executor.

**STELLMAN**, Helen, late of Borough of West Chester. Andrew Elko, care of **JOSEPH E. LASTOWKA, JR.**, Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712, Executor. **JOSEPH E. LASTOWKA, JR.**, Esquire, Abbott Lastowka & Overholt LLP, The Madison Building, 108 Chesley Drive, Media, PA 19063-1712, atty.

**WHITE**, David A., a/k/a David Arnold White, late of London Britain Township. Linda K. White, care of **EDWARD M. FOLEY**, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. **EDWARD M. FOLEY**, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

## 2nd Publication

**BETZKO**, Clair B., late of Borough of Spring City. Phyllis G. DiNicola, 226 Thornridge Drive, Thorndale, PA 19372, Executrix. **RONALD F. BRIEN**, Esquire, 808 Westfield Avenue, Spring City, PA 19475-1136, atty.

**BRITTINGHAM**, Ruth H., late of East Bradford Township. Norman L. Bennett, 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.

**FASH**, Robert J., late of West Chester. Denise Fash Moore, care of **RUTH SLAMON BORLAND**, Esquire, 69 Public Square, Suite 1100, Wilkes-Barre, PA 18701, Executrix. **RUTH SLAMON BORLAND**, Esquire, Borland & Borland, 69 Public Square, Suite 1100, Wilkes-Barre, PA 18701, atty.

**GALAMBOS**, Rita M., late of Phoenixville. Mark Galambos, 105 Hartman Drive, Phoenixville, PA 19460, Executor.

**GLEICHERT**, Gloria M., a/k/a Gloria J. Gleichert, late of East Bradford Township. Marguerite A. Sawa, care of **STEPHEN A. DURHAM**, Esquire, 320 West Front Street, Media, PA 19063, Executrix. **STEPHEN A. DURHAM**, Esquire, 320 West Front Street, Media, PA 19063, atty.

**HIGGINS**, Joseph W., late of Westtown Township. Mary Elizabeth Higgins Ruegg, care of **JAMES F. CARNEY**, Esquire, 610 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executrix. **JAMES F. CARNEY**, Esquire, 610 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**JOHNSON**, Lydia E., late of Penn Township. Victoria L. Johnson, 424 Minor Street, Avondale, PA 19311, Executrix. **WILLIAM J. GALLAGHER**, Esquire, MacElree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

**JORDAN**, Shirley J., late of Honey Brook. Eben Jordan, 319 Monument Avenue, Malvern, PA 19355, Executor.

**LUSK**, Jackson T., late of West Whiteland Township. Patrick D. Lusk, 1487 Conifer Dr., West Chester, PA 19380 and Janietta D. Lusk, 1487 Conifer Dr., West Chester, PA 19380, Administrators.

**LYMAS**, Leo Winfield, Jr., late of Downingtown. Lymette Taylor, care of **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, Administrator. **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**MARTINO**, Fay A., late of Willistown Township. Louis E. Martino, care of **SARAH M. FORD**, Esquire, 585 Skippack Pike, Suite 100, Blue Bell, PA 19422, Executor. **SARAH M. FORD**, Esquire, Ford & Buckman, P.C., 585 Skippack Pike, Suite 100, Blue Bell, PA 19422, atty.

**MURRAY**, Malinda L., a/k/a Malinda L. Murray Edgell late of East Bradford Township. Helen G. Reid, care of JOHN T. NICHOLSON, Esquire, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, Executrix. JOHN T. NICHOLSON, Esquire, Nicholson Law Center, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, atty.

**PAPENFUSS**, Ruth Helma, late of Newtown Square. Dorris R. Papenfuss-Swartz, 161 S. Hoernerstown Road, Hummelstown, PA 17036, Executrix. WILLIAM T. TULLY, Esquire, 2595 Interstate Drive, Suite 101, Harrisburg, PA 17110, atty.

**PAPOLA**, Gino G., late of West Brandywine Township. Lawrence A. Cellucci, care of JOHN T. NICHOLSON, Esquire, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, Executor. JOHN T. NICHOLSON, Esquire, Nicholson Law Center, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, atty.

**PATTERSON**, Helen C., late of Downingtown. Charlotte N. Hinderhofer, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**ROESSLER**, Claire M., late of Kennett Township. Robert L. Roessler, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SPAIDE**, Benita, a/k/a Benita L. Spaide, late of Spring City. Samantha Spaide, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executrix. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

**STEIDLER**, Russell J., late of Oxford Borough. Patty A. Smith, 119 Mineral Springs Road, Coatesville, PA 19320, Administrator C.T.A.. ALAN J. JARVIS, Esquire, 495 Highlands Boulevard, S-109, Coatesville, PA 19320, atty.

## **CHARLES T. DeTULLEO**

**Attorney at Law  
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**SWOPE**, Ruth C., late of Pennsbury Township. Barbara S. Kenedy and William S. Swope, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**VANLEER**, Bernard W., a/k/a Bernard Van Leer, late of East Vincent Township. Judith M. Schimmel, care of TIMOTHY J. DUCKWORTH, Esquire, P.O. Box 20770, Lehigh Valley, PA 18002-0770, Executrix. TIMOTHY J. DUCKWORTH, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770, atty.

**WILKINSON**, Leon H., late of Oxford Borough. Lawrence E. Wilkinson and Charles L. Wilkinson, care of JOSEPH G. RIPER, Esquire, 312 West State Street, 2nd Floor, Kennett Square, PA 19348, Executors. JOSEPH G. RIPER, Esquire, Riley Riper Hollin & Colagrecio, 312 West State Street, 2nd Floor, Kennett Square, PA 19348, atty.

### 3rd Publication

**ARRELL**, Virginia, late of Kennett Township. Joseph Arrell, 603 Farmhouse Circle, Swarthmore, PA 19081, Executor.

**BLECKER**, Sol, a/k/a Solomon Blecker, late of Pennsbury Township. Robert Allen Blecker, 12607 Taylor Court, Silver Spring, MD 20904, Executor. J. RICHARD GREENSTEIN, Esquire, Flamm Walton PC, 794 Penllyn Pike, Blue Bell, PA 19422, atty.

**CROWLEY**, Shirley, late of East Caln Township. John A Featherman, III, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

**DAVIES**, Robert Edward, late of Wayne. Diane M. Davies, 101 Elgin Ct., Wayne, PA 19087, Executrix.

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**DAWSON**, Edith R., late of New Garden Township. Michael P. Dawson, care of DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, Executor. DAVID T. VIDEON, Esquire, 1000 N. Providence Road, Media, PA 19063, atty.

**DRISCOLL**, Barbara G., late of West Pikeland Township. Jennifer Scherer and Suzanne Benner, care of MICHAEL C. MC BRATNIE, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executrices. MICHAEL C. MC BRATNIE, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

**FLYNN**, William H., late of Oxford Borough. Daniel Flynn and David Flynn, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Executors. HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, atty.

**GRAHAM**, Margaret C., late of Pennsbury Township. Gary D. Graham, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**GROSS**, Earl L., late of Coatesville. Michael E. Gross, care of JAMES L. DAVIS, Esquire, 234 North 6th Street, Reading, PA 19601, Executor. JAMES L. DAVIS, Esquire, Paul R. Ober & Associates, 234 North 6th Street, Reading, PA 19601, atty.

**HARTWELL**, Zachary D., late of West Goshen Township. Rachel P. Hartwell, care of MARITA MALLOY HUTCHINSON, Esquire, First Niagara Bank Building, 1197 Wilmington Pike, West Chester, PA 19382, Administratrix. MARITA MALLOY HUTCHINSON, Esquire, First Niagara Bank Building, 1197 Wilmington Pike, West Chester, PA 19382, atty.

**HEADLEY**, William L., late of West Fallowfield Township. Alexander L. Headley (named in Will as Alexander Headley), care of DONALD STRUMPF, Esquire, 919 Conestoga Road, Building Three, Suite 112, Rosemont, PA 19010, Executor. DONALD STRUMPF, Esquire, 919 Conestoga Road, Building Three, Suite 112, Rosemont, PA 19010, atty.

**HEIMLICH**, Jay M., late of East Bradford Township. Sheri Lynn Dever, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, Executrix. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19382-0660, atty.

**KEARNS**, James W., late of East Goshen Township. Robert E. Kearns, 35 Sturbridge Lane, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**KOCON**, Geraldine F., late of North Coventry Township. John P. Orandosh, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

**MAGEE**, Raymond J., late of Exton, Uwchlan Township. Rosemary A. Magee, 726 Brooke Road, Exton, PA 19341, Administratrix. TIMOTHY J. BARTON, Esquire, 1518 Walnut Street, Suite 1406, Philadelphia, PA 19102, atty.

**MC GEEHAN**, John T., a/k/a Jack McGeehan, late of West Brandywine Township. Frances M. Hack, 39 Heffner Lane, Reading, PA 19606, Executor.

**MEYER**, Angela Marie, a/k/a Angela M. Meyer, late of Downingtown Borough. Claudia Anne Bonfiglio, 9265 Rosewater Lane, Jacksonville, FL 32256, Executrix. BRETT B. WEINSTEIN, Esquire, Weinstein Law Offices PC, 705 W. DeKalb Pike, King of Prussia, PA 19406, atty.

**MORSE**, Audrey M., late of Phoenixville. Alan Morse, care of JAMES B. GRIFFIN, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

**RAMBO**, Sadie P., late of Frazer, East Whiteland Township. Brenda R. Piombine, 202 Conestoga Road, Malvern, PA 19355, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Boulevard, Ste. 211, Paoli, PA 19301, atty.

**RASH**, Gladys M., late of Honey Brook Township. Michael D. Rash, 19 Kristin Drive, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**RUDINSKY**, Judith E., late of West Chester/West Whiteland Township. Cara Turner, care of KEITH M. MCWHIRK, Esquire, 2024 Cressman Road, P.O. Box 1229, Skippack, PA 19474-1229, Administratrix. KEITH M. MCWHIRK, Esquire, Mandracchia & McWhirk, LLC, 2024 Cressman Road, P.O. Box 1229, Skippack, PA 19474-1229, atty.

**SAVILLE**, Blanche C., late of East Pikeland Township. Audrey Fricker, care of REGINA B. GUERIN, Esquire, 613 West Avenue, Jenkintown, PA 19046, Executrix. REGINA B. GUERIN, Esquire, 613 West Avenue, Jenkintown, PA 19046, atty.

**TRACY**, Florence M., late of Caln Township. Donald A. Tracy, 1145 Carolina Avenue, West Chester, PA 19380, Administrator.

**WILLIAMS**, Hannah Cheney, late of Pennsbury Township. B. Owen Williams, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

#### 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*

J-Tech Rentals, with its principal place of business at 102 Oscar Way, Chester Springs, PA 19425.

The application has been (or will be) filed on: February 1, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: J-Tech, Inc., 102 Oscar Way, Chester Springs, PA 19425.

BRETT M. FEGELY, Solicitor  
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**NOTICE**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 10-07948

FLAGSTAR BANK F.S.B.

Vs.

CHARLES HEMBREE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, STEPHEN OLINICK, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, PAIGE OLINICK, IN HER CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED, MARK OLINICK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED, LYNN COLYER, IN HER CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED, JACKIE COLYER, IN HER CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SOPHIE HEMBREE, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SOPHIE HEMBREE, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 150 MARANATHA DRIVE, COATESVILLE, PA 19320-1175

Being in WEST CALN TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 28-5-140.6H

Improvements consist of residential property.

Sold as the property of CHARLES HEMBREE, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, STEPHEN OLINICK, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, PAIGE OLINICK, IN HER CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED, MARK OLINICK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED, LYNN COLYER, IN HER CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED, JACKIE COLYER, IN HER CAPACITY AS HEIR OF THE ESTATE OF SOPHIA M. HEMBREE A/K/A SOPHIA COLYER A/K/A SOPHIA HEMBREE, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SOPHIE HEMBREE, DECEASED

Your house (real estate) at 150 MARANATHA DRIVE, COATESVILLE, PA 19320-1175 is scheduled to be sold at the Sheriff's Sale on 06/21/2012 at 11:00 AM, at the CHESTER County Courthouse, 201 West Market Street, West Chester, PA 19382-2947, to enforce the Court Judgment of \$239,730.63 obtained by, FLAGSTAR BANK F.S.B. (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney for Plaintiff

**2nd Publication**

**NOTICE FOR INVOLUNTARY TERMINATION OF  
PARENTAL RIGHTS AND ADOPTION NOTICE  
IN THE COURT OF COMMON PLEAS OF BERKS COUNTY,  
PENNSYLVANIA, ORPHANS' COURT DIVISION  
CASE NO: 82294**

NOTICE IS HEREBY GIVEN that the Petition for the Involuntary Termination of Parental Rights of UNKNOWN JOHN DOE, ANYONE CLAIMING PATERNITY, or PUTATIVE FATHER, whose last known address was the West Chester Area, Chester County, Pennsylvania, and the Petition for the Adoption of JUSTIN LEE DAVIDSON has been filed in the above named Court, praying a decree of Involuntary Termination of Parental Rights of UNKNOWN JOHN DOE, ANYONE CLAIMING PATERNITY, or PUTATIVE FATHER and praying for a decree of Adoption of JUSTIN LEE DAVIDSON.

The Court has fixed the 21<sup>st</sup> day of March, 2012, at 10:00 a.m. in the Courtroom of Peter W. Schmehl, at the Berks County Courthouse, 633 Court Street, Reading, Berks County, Pennsylvania, as the time and place for the hearing of the said Petitions, when and where all or any other persons interested including UNKNOWN JOE DOE, ANYONE CLAIMIN PATERNITY, or PUTATIVE FATHER may appear and show Petitions should not be granted.

REBECCA BATDORF STONE, ESQUIRE  
301 EAST LANCASTER AVENUE  
Shillington, Pennsylvania 19607

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**2nd Publication**

**ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

Trust Estate of HANNAH CHENEY WILLIAMS, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of HANNAH CHENEY WILLIAMS are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

U.S. Trust, Trustee  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

L. Peter Temple, Esquire  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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**SHERIFF SALE OF REAL ESTATE**

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, MARCH 15, 2012 AT 11AM PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, APRIL 16, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK, OR MONEY ORDER MADE PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHEIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

**CAROLYN B. WELSH, SHERIFF**

**2nd Publication**

**SALE NO. 12-3-142**  
**Writ of Execution No. 09-08248**  
**DEBT \$249,313.41**

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

BEGINNING at a point on the easterly

curve of Marquis Drive (50 feet wide) a corner of Lot No. 89 on said Plan; thence extending from said beginning point extending along said side of Marquis Drive the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance 15.09 feet to a point of tangent; and (2) north 17 degrees 17 minutes 42 seconds east 86.30 feet to a point, a corner of Lot No. 87; thence leaving said side of Marquis Drive and extending along Lot No. 87 south 72 degrees 42 minutes 18 seconds east 122.50 feet to a point in line of Lot No. 66; thence extending along said Lot No. 66 south 34 degrees 03 minutes 19 seconds east 28.88 feet to a point, a corner of aforesaid Lot No. 89; thence extending along said Lot No. 89 south 76 degrees 55 minutes 00 seconds west 163.03 feet to the first mentioned point and place of beginning.

CONTAINING 8,554 square feet of land more or less.

BEING Lot No. 88 on said Plan.

BEING Parcel No. 16-04-0368.

UPI No. 16-4-368.

TAX Parcel No: 16-04-0368

BEING known as: 100 Marquis Drive,

Coatesville, PA 19320

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **RAICEON & APRIL HAWKINS**

SALE ADDRESS: 100 Marquis Drive,  
Coatesville, PA 19320

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

**SALE NO. 12-3-143**  
**Writ of Execution No. 10-01116**  
**DEBT \$278,381.75**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Subdivision Plan – Phase 3 (Part 2) made by Mesko Associates, Inc., Exton, PA, dated 6/2/1999 and last revised 4/24/2000 and recorded as Plan File #15457, as follows, to wit:

BEGINNING at a point on the south-easterly side of Trestle Lane, which point is measured along the arc of circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet from a point on the northeasterly side of Brinton Drive; thence from said beginning point and extending along the side of Trestle Lane north



04 degrees 17 minutes 56 seconds east 55.00 feet to a point, a corner of Lot #75; thence extending along the same south 85 degrees 42 minutes 04 seconds east 147.50 feet to a point in line of open space No. 9; thence extending along the same south 04 degrees 17 minutes 56 seconds west 85.00 feet to a point on the northeasterly side of Brinton Drive, aforesaid; thence extending along the side of the same the two following courses and distances: (1) north 85 degrees 42 minutes 04 seconds west 117.50 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #74 on said Plan.

PARCEL No.: 47-2-20.74

BEING known as: 301 Trestle Lane, Coatesville, PA 19320.

BEING the same premises which James J. Archie and Anecca M. Archie, by Deed dated November 3, 2006 and recorded November 9, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7002, Page 648, granted and conveyed unto Nancy E. Sims and Oliver Sims, her husband.

PLAINTIFF: Bank of America National Association (Successor) DBA LaSalle Bank NA (trustee) DBA Washington Mutual Mortgage Pass-Through Certificate

VS

DEFENDANT: **NANCY & OLIVER SIMS**

SALE ADDRESS: 301 Trestle Lane, Coatesville, PA 19320

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

**SALE NO. 3-144**

**Writ of Execution No. 09-07337**

**DEBT \$276,903.04**

ALL THAT CERTAIN extract of lands of Charles S. Mikl, as described in Deed Book T-56, Page 308 &c, and in Lease Book 128, Page 162, situate in the Township of Valley, County of Chester, surveyed by Edgar Laub, and recorded in the Recorder of Deeds Office, Chester County, Pennsylvania, on May 19, 1988 in Plan Book Page\_\_\_\_ bounded and described as follows, to wit: follows:

BEGINNING at a spike in the center of Valley Road, S.R. 0372, said spike being the south-east corner of Parcel #2; thence by said Parcel #2, and passing over an iron pin north twenty-three degrees thirty minutes ten seconds west, two hun-

dred sixty-two and twenty one-hundredths feet to an iron pin in line of thirtythreelands of the Westwood Fire Company; thence by said Fire Company, north sixty three degrees thirty three minutes thirty seconds east, one hundred seven feet to an iron pin, and northwest corner of lands of George M. Greenfield; thence by said G.M. Greenfield, south thirty-three degrees twenty-one minutes east, two hundred seventy-five and one one hundredth feet to a spike in the center of Valley Road; thence by said roads center line, south sixty-seven degrees forty minutes west, one hundred fifty-four feet to the point of beginning.

CONTAINING 34,786 square feet.

PARCEL #38-05-0013

PROPERTY address: 1331 Valley Road, Coatesville, PA 19320

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **CHARLES G. CRAWFORD and RAYMOND PHILLIP WARFIELD**

SALE ADDRESS: 1331 Valley Rd., Coatesville, PA 19320

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

**SALE NO. 12-3-145**

**Writ of Execution No. 10-03202**

**DEBT \$290,590.77**

ALL THAT CERTAIN message and lot of land, hereditaments and appurtenances, situate in London Grove Township, County of Chester, and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a stone in the State Road, a corner of land late of S. Morris Jones; thence along said road by land late of Horatio G. Cooper, south 43-1/4 degrees west, 9 perches to a stone; thence by said land, south 52-1/4 degrees east, 34.52 perches to a lime stone in a line of land late of the said S. Morris Jones; thence by the same, north 26-1/4 degrees east (erroneously shown in prior deed as west) 13.2 perches to a lime stone and north 43-3/4 degrees west, 22 perches to the place of beginning.

CONTAINING 1 acre and 37 square perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM

ALL THAT CERTAIN interior tract or piece of ground, hereditaments and appurtenances, situate in the Township of London Grove, County of Chester and State of Pennsylvania, and described according to a Plan of Property owned

by Horace A. Moore, said Plan made by G.E. Regester, Jr., and Sons, Surveyors, dated 12-1-1996 as follows, to wit:

BEGINNING at an iron pin set at an interior point, a corner of remaining land of Horace A. Moore and in line of other land of Avon-Grove Area Joint School Authority, said point being at the distance of 256.07 feet measured south 50 degrees 41 minutes east along the property line dividing the last 2 mentioned lands from a spike on the title line in the bed of State Road (L.R. # 15168) (said road extends in a general northeasterly direction from West Grove to Avondale); thence extending from said point of beginning along the said remaining land of Horace A. Moore, north 48 degrees 27 minutes east, 114.01 feet to an iron pin in line of other land of Avon-Grove Area Joint School Authority; thence extending along the last mentioned land the 3 following courses and distances; 1) south 41 degrees 33 minutes east, 103.65 feet to a drill hole in the stone; 2) south 24 degrees 29 minutes west, (erroneously shown in prior deed as east 217.69 feet to an old iron pin; and 3) north 50 degrees 41 minutes west, 315.79 feet to the first mentioned interior iron pin, the point and place of beginning.

CONTAINING in area 21,085.95 square feet.

BEING Parcel No. 59-8-138

BEING the same premises which Helen S. Fulton a/k/a Helen A. Fulton by Deed dated 4-25-1997 recorded 4-30-1997 in Chester County, Pennsylvania, in Record Book 4169 Page 1862, granted and conveyed unto Marjorie A. Walker, in fee.

TITLE to said premises is vested in Marjorie A. Samero and Anthony L. Samero, w/h, by Deed from Marjorie A. Walker, nka, Marjorie Samero and Anthony L. Samero, dated 08/01/2002, recorded 08/13/2002 in Book 5355, Page 1893.

PLAINTIFF: Metlife Home Loans

VS

DEFENDANT: **ANTHONY & MAJORIE aka MARJORIE SAMERO**

SALE ADDRESS: 255 State Rd., West Grove, PA 19390

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

**SALE NO. 12-3-147**

**Writ of Execution No. 10-14522**

**DEBT \$145,037.00**

ALL THAT CERTAIN southeasterly half of a double, slate covered house, designated as

No. 342 South Main Street, together with the lot or piece of land belonging thereto, situated upon the westerly corner of South Main Street and Pikeland Avenue, in the Borough of Spring City, County of Chester and State of Pennsylvania, being bounded and described as follows:

BEGINNING at a stone in the center of South Main Street and Pikeland Avenue; thence along the center of Pikeland Avenue, south forty and one-quarter degrees west, one hundred and twenty feet to an iron pin; thence along land of now or late Clara J. Edwards, north fifty degrees west, forty-eight and one-half feet to an iron pin; thence still by same north forty and one-quarter degrees east, forty-four and one-quarter feet to an iron pin; thence parallel with rear frame kitchen and four feet distant therefrom north thirty-four degrees west, six and one-half feet to another iron pin; thence by a line passing through the center of the partition dividing this herein described southeasterly half of said double, slate covered house from the northwesterly half of the same north fifty-six degrees east, eighty-six and one-half feet to the center of South Main Street aforesaid; thence on the center of the same south thirty-four degrees east, thirty-four and one-half feet to the place of beginning.

CONTAINING five thousand, seven hundred and sixty-three feet of land, more or less.

BEING UPI #14-7-45.

BEING known as: 342 South Main Street, Spring City, PA 19475

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **CHRIS HIPWELL**

SALE ADDRESS: 342 S. Main Street, Spring City, PA 19475

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

**SALE NO. 12-3-148**

**Writ of Execution No. 10-11932**

**DEBT \$134,521.38**

ALL THAT CERTAIN lot, parcel or tract of land situate in the City of Coatesville, Chester County, Pennsylvania, on which is located the south house of a block of two frame dwelling houses designated as No. 91 Pennsylvania Avenue, said Lot being the south half of Lot No. 48 on plan of lots made by A. D. Harlan and is bounded and described as follows:

BEGINNING at a point on the east curb line of Pennsylvania Avenue at the northwest corner of Lot No. 49 now or formerly of Lera E.

Welles and distant one hundred sixty (160) feet northward from the north line of Walnut Street; thence along the said east curb line of Pennsylvania Avenue northwardly twenty (20) feet and extending eastwardly between parallel lines of that width at right angles with the said east curb line of Pennsylvania Avenue one hundred sixty (160) feet to the west line of Star Alley.

BOUNDED on the north by land now or formerly of Arthur Morris, this line passes through the center of the middle dividing partition in said block of two frame dwelling houses on the east, by the west line of Star Alley, on the south by Lot No. 49 now or formerly of Lera E. Welles, and on the west by the east curb line of Pennsylvania Avenue.

BEING the same premises which Thomas E. Lamb and Patricia E. Lamb by Deed dated September 7, 1967 and recorded in Deed Book T-37, Page 698 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Guido J. Gentile and Helen M. Gentile died on November 21, 1994 vesting all rights, title, and interest in and to the property in Helen M. Gentile.

ALSO being the same premises which Helen M. Gentile by Deed dated February 14, 2003 and recorded March 6, 2003 in Deed Book 5597, Page 202 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, granted and conveyed unto Renee Webster, grantor herein.

PARCEL #16-6-827.

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **RENE WEBSTER**

SALE ADDRESS: 91 Pennsylvania Ave., Coatesville, PA 19320

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

**SALE NO. 12-3-149**

**Writ of Execution No. 11-06187**

**DEBT \$162,644.04**

PREMISES "A"

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

BEGINNING at a point in the middle of Valley Avenue, a corner of land now or late of John McGinnis; thence by the same north 12 west, 181 1/2 feet to the middle of a 30 feet public street

or alley; thence along the middle of the said alley, north 78 degrees east, 50 feet; thence by land of W. Kennedy Diem and Nelila Diern, his wife, south 12 degrees east, 181 1/2 feet to the middle of Valley Avenue; thence along the middle of said Valley Avenue, 50 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN tract of land situated in the Borough of Atglen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan dated 11/23/1977 and last revised 3/24/1978 by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the north right of way line of a 15 feet wide alley, said point also being a corner of land about to be conveyed to ?? ??; thence along land about to be conveyed to Michaels, north 15 degrees 51 minutes west 112.55 feet to a point in line of land belonging to the Penn Central Transportation Company, thence along land belonging to the Penn Central Transportation Company and about to be described to John T. McGinnis; thence along land about to be conveyed to McGinnis, south 15 degrees 51 minutes east 110.99 feet to a point on the aforementioned north right of way line of a 15 feet wide alley; thence along other lands belonging to the grantee herein, south 74 degrees 9 minutes west 50 feet to the first mentioned point and place of beginning.

BEING the same premises which Frederick M. Rock and Karen Y. Rock, husband and wife, by their attorney-in-fact, Shawn R. Lynch, by Indenture dated January 20, 1998 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4312 Page 1962 &c., granted and conveyed unto William E. Sweigart, in fee.

BEING Parcel Nos. 7-3-36 and 7-3-36.11

PLAINTIFF: Citimortgage, Inc.

VS

DEFENDANT: **CHERYL L. & WILLIAM E. SWEIGART**

SALE ADDRESS: 429 Valley Ave., Atglen, PA 19310

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

**SALE NO. 12-3-150**

**Writ of Execution No. 10-08167**

**DEBT \$430,372.55**

PREMISES A

ALL THAT CERTAIN lot or piece of

ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Vincent, County of Chester and State of PA, bounded and described according to a Plan of "The Pines", made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated 10/26/1970 as follows, to wit:

BEGINNING at a point on the southerly side of Pines Boulevard (33 feet wide), which point is measured the three following courses and distances from a point of curve on the northeasterly side of Horseshoe Trail (proposed 50 feet wide) (as shown on said Plan): (1) extending from said point of curve on a line curving to the right having a radius of 25 feet the arc distance of 41.56 feet to a point of tangent; (2) north 67 degrees 33 minutes 20 seconds east, 772 feet to a point and (3) on a line curving to the right having a radius of 330.38 feet the arc distance of 110.58 feet to the point and place of beginning; thence extending from said beginning point along the southerly side of Pine Boulevard the three following courses and distances: (1) on a line curving to the right having a radius of 330.38 feet the arc distance of 114.60 feet to a point of tangent; (2) south 73 degrees 23 minutes 30 seconds east, 94.38 feet to a point of curve; and (3) on a line curving to the left having a radius of 430.96 feet the arc distance of 132.21 feet passing over a certain 33 feet wide right of way, to a point on the easterly side of said right of way, a corner of Lot No. 19 on said Plan; thence extending the same and along the easterly side of said right of way, south 00 degrees 58 minutes 10 seconds east, 46.95 feet to a point, a corner of land now or late of Margaret Meloney; thence extending along the same south 70 degrees 43 minutes west, 341.67 feet to a point, a corner of Lot No. 38 on said Plan; thence extending along the same north 03 degrees 16 minutes west, 218.27 feet to the first mentioned point and place of beginning.

CONTAINING 43,723 square feet of land be the same more or less.

BEING Lot No. 37 as shown on said Plan.

TITLE to said premises is vested in Stephen McDonald and Rose Marie McDonald a/k/a Rosemarie McDonald, husband and wife, by Deed from Thomas A. Simms aka Thomas H. Simms and Judy A. Simms aka Judith A. Simms, husband and wife, dated June 21, 2004 and recorded July 14, 2004 in Deed Book 6217, Page 1112 Instrument # 10434718.

PREMISES being known as: 10 Pine Drive, Chester Springs, Pennsylvania 19425.

TAX I.D. #: 25-7-128

PLAINTIFF: Bank of America  
VS

DEFENDANT: **STEPHEN & ROSE  
MARIE McDONALD**

SALE ADDRESS: 10 Pine Drive,  
Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **MARC S.  
WEISBERG, 215-790-1010**

**SALE NO. 12-3-151**

**Writ of Execution No. 09-13858**

**DEBT \$263,696.07**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a survey by Edgar Laub, registered surveyor, Coatesville, Pennsylvania, for Robert Shirley and Silvio Pietrinfermi dated August 12, 1968, as follows, to wit:

BEGINNING at an interior point in the middle of a thirty feet wide proposed road a corner of land of G. A. Seeds; thence extending along the center line of said road north three degrees forty two minutes west three hundred seventy one and thirty six one-hundredths feet to a corner of other land of G. A. Seeds; thence along the same north eighty six degrees eighteen minutes twenty seconds east four hundred nineteen and thirty seven one-hundredths feet to an iron pin a corner of land of David Fenimore; thence along same south three degrees eleven minutes fifty seconds east four hundred seventeen and thirty one one-hundredths feet to an iron pin; thence along land of G. A. Seeds south eighty six degrees eighteen minutes twenty seconds west three hundred eighty six and seventy two one-hundredths feet to an iron pin; thence on the arc of a circle curving to the right with the radius of three hundred seventy five feet the arc distance of thirty and eighty nine one-hundredths feet to an iron pin; thence extending north forty degrees fourteen minutes two seconds west twenty five and seventy two one-hundredths feet to the point and place of beginning.

BEING Lot B on said Plan.

TAX Parcel #: 50-2-41-1

BEING known as: 1213 Seeds Lane,  
Downingtown, PA 19335

PLAINTIFF: Aurora Loan Services  
VS

DEFENDANT: **RONALD &  
ALDINE ELLIOTT**

SALE ADDRESS: 1213 Seeds Ln,  
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHEETAL**

**RAMESH SHAH-JANI, 215-563-7000**

**SALE NO. 12-3-152**  
**Writ of Execution No. 11-09919**  
**DEBT \$666,429.44**

ALL THAT CERTAIN lot or tract of land with the buildings and improvements, hereditaments and appurtenances erected thereon,, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan prepared by Nave, Newell & Stompfl, Inc. entitled "Subdivision Plan, Welsh Tract Subdivision", dated 1/26/99 and recorded in Plan # 15978, as follows, to wit:

BEGINNING at a point on the north-westerly side of Teresa Court (50 feet) a corner of an easement for future public trail; thence extending from said beginning along the said northwesterly side of Teresa Court on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35.36 feet to a point in the bed of Lot No. 30; thence extending along same the 3 following courses and distances: (1) north 54 degrees 10 minutes 36 seconds west 72.23 feet to a point; (2) north 46 degrees 45 minutes 24 seconds west 410.50 feet to a point and (3) north 75 degrees 17 minutes 04 seconds west 20.94 feet to a point in line of Lot No. 29; thence extending along same north 46 degrees 45 minutes 24 seconds west 62.82 feet to a point in line of Lot No. 30; thence extending partly through the bed of Lot No. 30 south 75 degrees 17 minutes 04 seconds east 83.75 feet to a point in line with said easement for future public trail; thence extending along same the 2 following courses and distances: (1) south 46 degrees 45 minutes 24 seconds east 416.19 feet to a point and (2) south 54 degrees 10 minutes 36 seconds east. 65.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 on said Plan

PARCEL No.: 50-5-12.29

BEING known as: 1770 Teresa Court, Downingtown, PA 19335.

BEING the same premises which Baker Residential of Pennsylvania, LLC, a Delaware Limited Liability Company Pennsylvania, by Deed dated March 31, 2006 and recorded June 16, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6872, Page 1661, granted and conveyed unto Robert M. Trabbold.

PLAINTIFF: US Bank National Association (Trustee) aka Banc of America Funding 2006-6 Trust

VS

DEFENDANT: **ROBERT M. TRAB-**

**BOLD**

SALE ADDRESS: 1770 Teresa Court, Downingtown, PA 19335

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

**SALE NO. 12-3-153**  
**Writ of Execution No. 11-09807**  
**DEBT \$416,090.13**

ALL THAT CERTAIN tract or lot of land situate in the Township of Honey Brook, County of Chester, State of Pennsylvania, bounded and described according to a survey made for Charles H. Morris, et al, by Comstock and Stapleton, Registered Land Surveyors, Glen Moore, Pennsylvania, dated January 26, 1973, as follows, to wit:

BEGINNING at a spike in Talbotville Road (T-372) (thirty-three feet wide), leading from Morgantown to Suplee, a corner of lands now or late of William Oatman, Paul E. Brubacher and Jacob Kreuger; thence extending from said point of beginning along land of William Oatman, aforesaid, north 82 degrees, 31 minutes west 247.50 feet to an iron pin, a corner of land now or late of Ray Myers; thence extending along the same north 04 degrees 09 minutes 30 seconds east 854.70 feet to an iron pin, a corner of land of Paul Brubacher, aforesaid; thence extending along the same the two following courses and distances, north 79 degrees 34 minutes east 257.40 feet to an iron pin and crossing the northerly side of Talbotville Road (T-372) aforesaid, south 04 degrees 17 minutes west 933.90 feet to the point and place of beginning.

CONTAINING 5.093 acres more or less.

EXCEPTING thereout and therefrom all that certain parcel of land situate in the Township of Honey Brook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by Comstock and Stapleton, Registered Land Surveyors, last revised June 6, 1973, as follows, to wit:

BEGINNING at an existing stone heap, a corner common to lands of William Oatman, Paul Brubacher, John Palaisa and other land of the grantee herein, Ray Myers; thence extending along the grantees other land, north 04 degrees 09 minutes 30 seconds east, for a distance of 50.00 feet to an iron pin set, a corner of land retained by the grantor herein, John Palaisa; thence by the grantor's remaining land the following two courses and distances, to wit: (1) south 68 degrees 48

minutes 30 seconds east, 41.84 feet to a point; and (2) south 09 degrees 33 minutes east, 41.84 feet to an iron pin set on line of land that Paul Brubacher is about to convey to Ray Myers, the said grantee herein; thence by the last mentioned land, north 82 degrees 31 minutes west, for a distance of 50.00 feet to the first mentioned stone heap and place of beginning.

CONTAINING 2,000 square feet of land be the same more or less.

BEING known as 123 Risbon Road, Honey Brook, PA 19344.

BEING Tax Parcel #22-04-0040.020

BEING UPI #22-4-40.2

IMPROVEMENTS: Residential dwelling

BEING the same premises which Allen D. Entrekin and Fern Entrekin, husband and wife, granted and conveyed unto Allen D. Entrekin by Deed dated January 31, 2005 and recorded March 28, 2005 in Chester County Record Book 6445, Page 1194 for the consideration of \$1.00.

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **ALLEN D. ENTREKIN**

SALE ADDRESS: 123 Bisbon Road, Honey Brook, PA 19344

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

**SALE NO. 12-3-154**

**Writ of Execution No. 09-04375**

**DEBT \$146,462.30**

ALL THAT CERTAIN parcel of land situate in the Township of West Grove, County of Chester and Commonwealth of Pennsylvania, being fully described as a metes and bounds property as set forth in Deed Book 5400 Page 389, dated 09/19/2002 recorded 09/27/2002, in Chester County Records.

ALL THAT CERTAIN, one-half of a double dwelling situate in the Township of Penn, County of Chester, and State of Pennsylvania together with the tract of ground as is more accurately described according to a survey made by George E. Regester, Jr. & Sons, dated March 29, 1966, as follows, to wit:

BEGINNING at a spike set in the title line in the bed of a public road being State Route #896, said road leading in a northerly direction to Russellville and in a southerly direction to New London, said spike of beginning marking the original southeasterly corner of lands of Rector Wall, et ux, and Donald H. Paisley, et ux, of which this

was a part and the northeasterly corner of lands of Paul King, et ux: thence leaving said point of beginning and also leaving the bed of said public road and by lands of the said Paul King, et ux south 73 degrees 30 minutes west, 150 feet to an iron pin set in line of lands of J. Walter Groff; thence by land of the said J. Walter Groff, north 16 degrees 30 minutes west, 30.07 feet to an iron pin marking the northwesterly corner of this and the southwest-erly corner of Parcel "A" about to be conveyed to Donald Paisley, et ux; thence by said Parcel "A" by a line being partly through the center line of division wall of a double dwelling erected thereon north 72 degrees 53 minutes 38 seconds east, 150.01 feet to a spike set in the title line in the bed of the first mentioned public road, being State Route #896; thence by the said title line in said public road, south 16 degrees 30 minutes east, 31.66 feet to the first mentioned point and place of beginning.

CONTAINING 4,628.93 square feet of land, be the same more or less.

TAX Parcel #: 58-3-30

BEING known as: 2901 Newark Road, West Grove, PA 19390

PLAINTIFF: Countrywide Home Loans Servicing LP

VS

DEFENDANT: **NELSON J. RIOS**

SALE ADDRESS: 2901 Newark Road, West Grove, PA 19390

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

**SALE NO. 12-3-155**

**Writ of Execution No. 10-10910**

**DEBT \$284,194.42**

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of East Marlborough, County of Chester and Commonwealth of Pennsylvania being Lot No. 174 as shown on a Preliminary/Final Overall Plan – Plan of Subdivision for Hicks Southeast Tract by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors dated August 6, 1999 and last revised July 19, 2001 recorded February 27, 2002 as Plan No. 016116 more fully bounded and described as follows, to wit:

BEGINNING at a point on the south-easterly side of Larkspur Drive said point being a corner of Lot No. 173 of said Plan; thence along Lot No. 173 of said Plan south 35 degrees 38 minutes 13 seconds east 112.00 feet to a point; thence along Basin easement area south 54 degrees 21



minutes 47 seconds west 60.00 feet to a point; thence along Lot No. 175 of said Plan north 35 degrees 38 minutes 13 seconds west 112.00 feet to a point on the Southeasterly side of Larkspur Drive; thence along the same north 54 degrees 21 minutes 47 seconds east 60.00 feet to a point the place of beginning.

BEING Lot No. 174 of said Plan.

BEING known as 450 Larkspur Drive,  
Kennett Square, PA

TAX Parcel Number: 61-05-0370

UPI #61-5-370

IMPROVEMENTS: Residential  
dwelling

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

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

VS

DEFENDANT: LINDA MUTASCIO

SALE ADDRESS: 450 Larkspur  
Drive, Kennett Square, PA 19348

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

**SALE NO. 12-3-156**

**Writ of Execution No. 11-09373**

**DEBT \$1,044,456.92**

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as Lot No. 1 according to a Plan dated February 1998 by Roland A. Dunlap, Registered Surveyor and recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania on September 4, 1998 as Plan Number 14580, as follows:

BEGINNING at a point in the bed of Lincoln Highway (SR 142); said point also being a corner of lands now or late of William E. and Carolyn M. Chipan; thence from said point of beginning and through the bed of the Lincoln Highway (SR 142), north 83 degrees 16 minutes 58 seconds west, 642.05 feet to a point, being the southeast corner of remaining lands of Thomas J. and Kathleen P. Kitko (Lot No. 2); thence leaving the Lincoln Highway and along Lot No. 2, north

07 degrees 10 minutes 24 seconds west, 762.36 feet to a point on the southerly right of way line of the Coatesville-Downingtown Bypass Route No. 30; thence along the southerly right-of-way line of the Coatesville-Downingtown Bypass Route No. 30, the following 2 courses and distances: (1) on the arc of a curve curving to the right having a radius of 1,861,86 feet, an arc distance of 382.78 feet and a chord bearing of north 80 degrees 10 minutes 26 seconds east and a chord distance of 382.81 feet to a point; (2) north 86 degrees 03 minutes 50 seconds east, 413.42 feet to a point; thence leaving the southeasterly right-of-way line of the Coatesville-Downingtown Bypass Route No. 30 and along lands now or late of Mark J. Sperber, the 7 following courses and distances: (1) south 11 degrees 53 minutes 59 seconds west, 51.86 feet to a point; (2) south 88 degrees 42 minutes 59 seconds west, 114.68 feet to a point; (3) south 35 degrees 31 minutes 58 seconds west, 200.79 feet to a point; (4) north 87 degrees 00 minutes 00 seconds east, 26.94 feet to a point; (5) south 01 degree 45 minutes 00 seconds east, 33.00 feet to a point; (6) south 64 degrees 30 minutes 00 seconds west, 23.10 feet to a point; (7) south 17 degrees 15 minutes 00 seconds west, 198.00 feet to a point on the northerly side of a 33.00 foot wide access easement; thence partially through the aforementioned 33.00 foot wide access easement and along lands now or late of William E. and Carolyn M. Chipan, the following 7 courses and distances: (1) south 26 degrees 30 minutes 00 seconds east, 28.05 feet to a point; (2) south 66 degrees 50 minutes 00 seconds west, 25.08 feet to a point; (3) south 29 degrees 20 minutes 00 seconds east, 22.80 feet to a point; (4) south 52 degrees 10 minutes 00 seconds west, 10.00 feet to a point; (5) south 29 degrees 19 minutes 11 seconds east, 217.90 feet to a point; (6) south 46 degrees 06 minutes 00 seconds east, 8.00 feet to a point; and (7) south 31 degrees 00 minutes 00 seconds east, 258.90 feet to the first-mentioned point and place of beginning.

CONTAINING 10.408 acres of land,  
be the same more or less.

BEING the same premises which Samuel S. Stoltzfus and Marian L. Stoltzfus, husband and wife, by Deed dated January 20, 2005 and recorded February 23, 2005 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6417, Page 1853, granted and conveyed unto EDD Estates, LLC, a Pennsylvania limited liability company, its successors and assigns.

SEIZED in execution as the property of  
EDD Estates, LLC on Judgment No. 11-09373.

PLAINTIFF: Fulton Bank NA FKA

Fulton Bank

VS

DEFENDANT: **EDD ESTATES, LLC**

SALE ADDRESS: 3171 Lincoln

Highway, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **SCOTT F.**

**LANDIS, 717-299-5201**

**SALE NO. 12-3-157**

**Writ of Execution No. 11-03396**

**DEBT \$158,259.80**

BY virtue of a Writ of Execution No.  
2011-03396-RC

OWNER(S) of property situate in the  
Borough of Phoenixville, Chester County,  
Pennsylvania, being 900 Woodlawn Avenue,  
Phoenixville, PA 19460-4034

UPI No. 15-11-41

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$158,259.80

PLAINTIFF: PHH Mortgage  
Corporation

VS

DEFENDANT: **WILLIAM J.**  
**BRUDECKI, JR.**

SALE ADDRESS: 900 Woodlawn  
Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAUREN**  
**R. TABAS, 215-563-7000**

**SALE NO. 12-3-158**

**Writ of Execution No. 11-07602**

**DEBT \$398,178.77**

BY virtue of a Writ of Execution No.  
11-07602

OWNER(S) of property situate in the  
Township of West Brandywine, Chester County,  
Pennsylvania, being 25 Jamie Lane, Coatesville,  
PA 19320-1531

UPI No. 29-7-157.3

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$398,178.77

PLAINTIFF: PHH Mortgage  
Corporation

VS

DEFENDANT: **STEVEN & DONNA**  
**MURATORE**

SALE ADDRESS: 25 Jamie Lane,  
Coatesville, PA 19320

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

**SALE NO. 12-3-159**

**Writ of Execution No. 09-10084**

**DEBT \$253,049.05**

BY virtue of a Writ of Execution No.  
09-10084

OWNER(S) of property situate in the  
Borough of Kennett Square, Chester County,  
Pennsylvania, being 230 Center Street, Kennett  
Square, PA 19348-3208

UPI No. 3-4-56

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$253,049.05

PLAINTIFF: BAC Home Loans  
Servicing LP

VS

DEFENDANT: **CHAD & GWENN**  
**TELLMAN**

SALE ADDRESS: 230 Center Street,  
Kennett Square, PA 19348

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

**SALE NO. 12-3-160**

**Writ of Execution No. 10-11607**

**DEBT \$393,460.02**

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

BEGINNING at a point on or near the  
centerline of the Street Road, said point being  
south 66 degrees 17 minutes west two hundred  
seventy four and seventy five hundredths feet from  
the point of intersection of the centerline of the  
said road with the center line of the public road  
leading to Thornton, known as the Concord Road,  
a corner of lands of S. Francis Nicholson and  
Evelyn R. Nicholson, his wife; thence by said  
lands passing over a stone set in thirty feet from  
the point in the said Street Road south 23 degrees  
43 minutes east three hundred eighty seven and  
thirty five hundredths feet to a stone and north 65  
degrees 54 minutes east one hundred twelve and  
six tenths feet to a marble stone, corner of land of  
Edith H. Haines; thence along the same north 23  
degrees 43 minutes west three hundred eighty six  
and six tenths feet to a point in or near the center-  
line of the Street Road; thence along the course of  
said road on or near the centerline south 66 degrees  
17 minutes west one hundred twelve and six tenths  
feet to the first mentioned point and place of begin-  
ning.

CONTAINING one acre of land more



or less.

UNDER and subject to certain conditions and restrictions as now of record.

AND also all that certain lot or piece of ground situate in the Township of Thornbury, County of Chester and Commonwealth of Pennsylvania, and described as follows, to wit:

BEGINNING at a point on or near the centerline of the Street Road, said point being south 66 degrees 17 minutes west 324.75 feet from the point of intersection of the centerline of the said road with the centerline of the public road leading to Thornton, known as Concord Road, said point being a corner of other lands formerly of the Grantors, extending thence by said lands south 23 degrees 43 minutes east 200 feet to a point east of a hemlock hedge; thence extending on a course approximately due east to a point in the westerly line of lands of said Harold Smithson, which is at a point 230 feet from the centerline of Street Road, thence north 23 degrees 43 minutes west 230 feet to a point in or near the centerline of said Street Road; thence along the said centerline of Street Road south 66 degrees 17 minutes west 50 feet to the first mentioned point and place of beginning.

BEING Parcel Number 66-2-12

BEING the same premises which Jeffrey A. Smith and Karen A. Smith, husband and wife, by fee simple deed dated January 19, 2000 and recorded February 2, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4707 Page 562, granted and conveyed unto Christopher J. Coppola and Briana L. Coppola, husband and wife, in fee.

PLAINTIFF: Household Finance Consumer Discount

VS

DEFENDANT: **CHRISTOPHER & BRIANA COPPOLA**

SALE ADDRESS: 880 East Street Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN KEITH EISENBERG, 215-572-8111**

**SALE NO. 12-3-161**

**Writ of Execution No. 09-00992**

**DEBT \$102,478.98**

ALL THOSE CERTAIN unimproved lots of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Schuylkill, County of Chester and State of Pennsylvania on the Tract known as Pickering Heights, being Lots Nos. 9 and 10 on the Tract of land, a Plan of which is recorded in the Office of the Recorder of Deeds in and for

the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 1, Page 242, and known as "Plan of Property of Blanche Voorhees Brown" surveyed by Thomas G. Colesworthy on October 1st, 1925, as follows, to wit:

BEGINNING at a point at the intersection of Valley Forge Road and Belmont Terrace A Street laid out and shown on said Plan of the width of 60 feet; thence in a southerly direction along Belmont Terrace a distance of 227.19 feet to a point a corner of Lot #27 property of Mary C. Marshall; thence along Lot #27 in a westerly direction a distance of 100.03 feet to a corner of Lot #8 on said Plan, property of Katherine Solomon; thence in a northerly direction along the easterly line of Lot #8, 221.66 feet to a corner on the southerly side of the Valley Forge State Road; thence along said highway in an easterly direction a distance of 79.37 feet to the place of beginning.

TITLE to said premises is vested in Stanley J. Conover by Deed from Perry Grossman dated December 10, 1985 and recorded December 16, 1985 in Deed Book 162, Page 379.

PREMISES being known as: 918 Valley Forge Road, Phoenixville, Pennsylvania 19460.

TAX I.D. #: 27-6B-34

PLAINTIFF: Wachovia Bank NA

VS

DEFENDANT: **STANLEY J. CONOVER**

SALE ADDRESS: 918 Valley Forge Road, Phoenixville, PA 19460

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

**SALE NO. 12-3-162**

**Writ of Execution No. 10-11548**

**DEBT \$194,951.39**

BY virtue of a Writ of Execution No. 10-11548

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 441 Bianca Circle, Downingtown, PA 19335-2203

UPI No. 39-5A-56

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$194,951.39

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL C. BAER**

SALE ADDRESS: 441 Bianca Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALLISON**

**WELLS, 215-563-7000**

**SALE NO. 12-3-163**  
**Writ of Execution No. 11-10653**  
**DEBT \$136,444.19**

ALL THAT CERTAIN tract of land situate in West Sadsbury Township, Chester County, Pennsylvania, being known as Lot 2 on a Plan of Lot of Paul Newswanger, shown on Dwg. #L7532 prepared by Steward Whittier & Associates, November 10, 1975 and being more particularly bounded and described as follows:

BEGINNING at the southwest corner of the tract herein described in the center of Cemetery Road and from which point the center lines of Cemetery Road and Lenover Road is 1.038 feet distant; thence by Lot 1 of said Plan north 12 degrees 54 minutes 15 seconds east, 413.73 feet; thence by lands now or formerly of Raymond Newswanger south 74 degrees 7 minutes 44 seconds east, 250.00 feet; thence by the same south 24 degrees 51 minutes 53 seconds west, 375.81 feet; thence along the center line of Cemetery Road north 88 degrees 00 minutes 54 seconds west, 174.95 feet to the place of beginning.

BEING known as 3519 Cemetery Road, Parkesburg, PA 19310

PARCEL #36-05-0042.050

UPI #36-5-42.5

IMPROVEMENTS: Residential dwelling

BEING the same premises which Arthur Chester and Kristen E. Hume granted and conveyed unto Joseph C. Fuller and Karen Stephanie Fuller, husband and wife, by Deed dated December 20, 2004 and recorded January 20, 2005 in Chester County Record Book 6390, Page 417 for the consideration of \$135,000.00.

PLAINTIFF: The Pennsylvania State Employees Credit Union

VS

DEFENDANT: **JOSEPH & KAREN FULLER**

SALE ADDRESS: 3519 Cemetery Road, Parkesburg, PA 19365

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

**SALE NO. 3-164**  
**Writ of Execution No. 11-03498**  
**DEBT \$115,281.30**

ALL THAT CERTAIN lot of land and brick house, thereon designated as #218 Union Avenue, City of Coatesville, bounded and

described as follows:

BEGINNING at a point on the east curb line of Union Avenue a corner of land of Leroy Slawko and Sophie Slawko, his wife, and distant, 192 feet southwardly from the south curb line of Madison Street; thence by the west curb line of Union Avenue south 13 degrees 46 minutes east 23.42 feet to a corner of land of Antoni Kasian and Valerie Kasian, his wife, thence along the last mentioned land, south 76 degrees 14 minutes west 156 feet to the east line of Lime Avenue; thence by same north 13 degrees 46 minutes west 23.42 feet to a line of land of the said Leroy Slawko and Sophie Slawko, his wife, and thence by the same north 76 degrees 14 minutes east 156 feet to the place of beginning.

PARCEL No. 16-9-361

TITLE to said premises is vested in Michael G. Williamson by Deed from Thomas Marotta and Susan Marotta dated October 19, 2006 and recorded October 24, 2006 in Deed Book 6988, Page 955.

PREMISES being known as: 218 Union Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 16-09-0361

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **MICHAEL G. WILLIAMSON**

SALE ADDRESS: 218 Union St., Coatesville, PA 19320

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

**SALE NO. 12-3-165**  
**Writ of Execution No. 11-09581**  
**DEBT \$48,904.73**

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan known as Whitford Country Club, said Plan made by Yerkes Engineering Company, Registered Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated December 10, 1956, as follows, to wit:

BEGINNING at a point in the center line of Whiteland Hunt Road (40 feet wide) at the distance of 786.58 feet measured the 7 following courses and distances from the intersection of the center line of Whiteland Hunt Road and the center line of Whitford Hills Road; (1) north 36 degrees 59 minutes east, 54.20 feet to a point; (2) on the arc of a circle curving to the right having a radius of

150 feet, the arc distance of 54.98 feet to a point; (3) north 57 degrees 59 minutes east 97.68 feet to a point; (4) on the arc of a circle curving to the right having a radius of 325 feet, the arc distance of 183.97 feet; (5) south 89 degrees 35 minutes east 249.88 feet to a point; (6) on the arc of a circle curving to the left having a radius of 230 feet, the arc distance of 86.84 feet to a point; (7) north 68 degrees 47 minutes east, 59.03 feet to a point; thence from said point of beginning along the center line of Whiteland Hunt Road, north 68 degrees 47 minutes east, 144 feet to a point, a corner of Lot No. 163; thence along Lot No. 163, south 21 degrees 13 minutes east, 316.87 feet to a point in the center line of a 40 feet wide right of way of the Philadelphia Electric Company; thence along the said center line of the right of way, south 68 degrees 47 minutes west 144 feet to a point, a corner of Lot No. 165; thence along Lot No. 165 the two following courses and distances: (1) leaving the center line of the said right of way, north 19 degrees 12 minutes west, 227.01 feet to a point; and (2) north 26 degrees 18 minutes west, 90.36 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.018 acres of land.

BEING Lot No. 164 on said Plan.

TITLE to said premises is vested in Elsie M. Becker and Arthur W. Becker (deceased) by Deed from Orville F. Beck and Verlyn I. Beck dated November 14, 1980 and recorded November 20, 1980 in Deed Book Q-57, Page 420.

PREMISES being known as: 610 Whiteland Hunt, Downingtown, Pennsylvania 19335.

TAX I.D. #: 41-04-0002.170

PLAINTIFF: Wells Fargo Bank NA  
FKA Wachovia Bank NA

VS

DEFENDANT: **ELSIE M. BECKER**

SALE ADDRESS: 610 Whiteland Hunt, Downingtown, PA 19335

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

**SALE NO. 3-166**

**Writ of Execution No. 10-12006**

**DEBT \$193,641.13**

BY virtue of a Writ of Execution No. 10-12006

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 46 Witherspoon Court a/k/a 46 Witherspoon Court, Unit 138, Chesterbrook, PA

19087-1201

UPI No. 43-5-237

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$193,641.13

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **CHRISTOPHER CICCONE**

SALE ADDRESS: 46 Witherspoon Court AKA 46 Witherspoon Ct, Unit 138, Chesterbrook, PA 19087

PLAINTIFF ATTORNEY: **WILLIAM EDWARD MILLER, 215-563-7000**

**SALE NO. 12-3-167**

**Writ of Execution No. 10-00056**

**DEBT \$237,482.68**

BY virtue of a Writ of Execution No. 10-00056

OWNER(S) of property situate in the Township of New London, Chester County, Pennsylvania, being 1210 Thunderhill Road, Lincoln University, PA 19352-1110

UPI No. 71-4-218

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$237,482.68

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **KATHLEEN M. BRADY**

SALE ADDRESS: 1210 Thunder Hill Rd., Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **JENINE REBECCA DAVEY, 215-563-7000**

**SALE NO. 12-3-168**

**Writ of Execution No. 10-08858**

**DEBT \$305,032.86**

BY virtue of a Writ of Execution No. 10-08858

OWNER(S) of property situate in the Township of East Goshen, Chester County, Pennsylvania, being 1210 Princeton Lane, West Chester, PA 19380-5742

UPI No. 53-2-934

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$305,032.86

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **RICHARD R. & NANCY C. REINISH**

SALE ADDRESS: 1210 Princeton Lane, West Chester, PA 19380

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

**SALE NO. 12-3-169**  
**Writ of Execution No. 11-00678**  
**DEBT \$204,115.82**

BY virtue of a Writ of Execution No. 2011-00678-RC

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 1 Leagle Way, Coatesville, PA 19320-5550

UPI No. 28-4-66.25

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$204,115.82

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **ALAN J. & LAURA J. EAGLE**

SALE ADDRESS: 1 Leagle Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAUREN R. TABAS, 215-563-7000**

**SALE NO. 12-3-170**  
**Writ of Execution No. 10-12814**  
**DEBT \$280,380.54**

BY virtue of a Writ of Execution No. 10-12814

OWNER(S) of property situate in the Township of East Whiteland, Chester County, Pennsylvania, being 40 Beechwood Avenue, Malvern, PA 19355-1538

UPI No. 42-4N-51

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$280,380.54

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DESIREE A. DURR (AKA)**

SALE ADDRESS: 40 Beechwood Ave, Malvern, PA 19355

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

**SALE NO. 12-3-171**  
**Writ of Execution No. 10-03833**  
**DEBT \$91,792.58**

ALL THAT CERTAIN parcel or tract

of land situate in East Coventry Township, Chester County, Pennsylvania bounded and described in accordance with a survey made by George P. Shaner R.E. as follows:

BEGINNING at a corner of other lands Paul Sheeler, said point being in the middle of a Township Rural Road, (33 feet wide known as Zebra Road) leading from the Schuylkill Road to the Ridge Road and distant along the middle of said road south 42 degrees 10 minutes west, 375.54 feet from a corner of lands now or about to be conveyed by Paul Sheeler to Edward Stanton, thence from said point of beginning along the middle of said road south 42 degrees 10 minutes west, 200 feet to a corner of lands now or late Oscar D. Brownback; thence along said land distant 33 feet northerly from lands now or late John M. Mauger, south 66 degrees 54 minutes 40 seconds east, 394.95 feet to a planted stone, a corner of the same and a point on line of other lands now or late Oscar D. Brownback; thence along the same north 40 degrees 30 minutes east, 70.94 feet to a corner other lands of Paul Sheeler; thence along same north 47 degrees 50 minutes west, 371.2 feet to the place of beginning.

CONTAINING 1 acre 43 perches more or less.

ALSO ALL THAT CERTAIN parcel or tract of land situate in East Coventry Township, Chester County, PA, bounded and described in accordance with a survey made 6/11/1953 by George E. Shaner, C.E. Pottstown, PA, as follows:

BEGINNING at a corner of other lands of Paul Sheeler et ux., about to be conveyed to Vesta Hall, said point being in the middle of a Township Rural Road (33 feet wide known as Zebra Road) leading from the Schuylkill Road to the Ridge Road; thence from said point of beginning along the middle of said road south 42 degrees 10 minutes west 75 feet to a point, a corner of other lands of Willis V. Jones et. ux; thence along the same south 47 degrees 50 minutes east 371.20 feet to a point in line of lands of now or late of Oscar D. Brownback; thence along the same north 40 degrees 30 minutes east, 75.01 feet to a point a corner of lands of Hall aforesaid; thence along the same north 47 degrees 50 minutes west, 368.93 feet to the point of beginning.

CONTAINING 101.95 perches of land more or less.

BEING UPI# 18-5-106.

BEING the same premises which Willis V. Jones and Doris Walters, life tenant, by indenture bearing date 9/17/1999 and recorded 9/27/1999 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book

4641 Page 1055 etc., granted and conveyed unto Francis J. Puleo T/A Triple T Farms and Helen Campitelli, in fee.

BEING the same premises which Willis V. Jones and Doris Walters, life tenant, by indenture bearing date 9/17/1999 and recorded 9/27/1999 in the Office of the Recorder of Deeds, in and for the County of Chester in Record Book 4641 Page 1055 etc., granted and conveyed unto Francis J. Puleo T/A Triple T Farms and Helen Campitelli, in fee.

UPI/BLR # 18-5-106.

PLAINTIFF: New Century Bank

VS

DEFENDANT: **HELEN**

**CAMPITELLI**

SALE ADDRESS: 149-53 Zieber Road, Spring City, PA 19475

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

**fsALE NO. 12-3-172**

**Writ of Execution No. 11-07524**

**DEBT \$402,330.92**

**PREMISE A:**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland and partly in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, described in accordance with a map of property of American Telephone and Telegraph Company made by Yerkes Engineering Co, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated August 14, 1963 as follows, to wit:

BEGINNING at point on the title line in the bed of Valley Hill Road (Bacton Road). (thirty three feet wide), said point is the distance of two hundred fifty three one-hundredths feet measured north sixty four degrees, forty minutes, forty seven seconds east along said title line from a point marking line dividing land now formerly of Chas S. Bostian and land, now or formerly now of M. Reason; thence from said beginning point along said title line, north sixty four degrees, forty seven minutes forty seconds east, one hundred sixty three and eighty six one-hundredths feet to a point marking corner of land of the American Telephone and Telegraph, Co.; thence by said land, the two following courses and distances; (1) leaving Valley Hill Road (Bacton Road) and passing over a Marble Stone on the side thereof, south twenty four degrees, fifteen minutes thirty seconds east, two hundred twenty six and thirty one-hundredths feet to a marble stone; (2) north sixty four degrees, fifty eight minutes east, two hundred eight and

seventy one one-hundredths feet to a marble stone marking a corner of Lot #3 on subdivision plan for Chas S. Bostian, dated April 2, 1962; thence by said Lot #3 crossing the dividing line the Townships of Charlestown and West Whiteland, south thirty five degrees, thirteen minutes, thirty seconds east, one hundred sixty eight and seventeen one-hundredths feet to a concrete monument on line dividing this and land of the Church Farm School; thence by said land, south sixty four degrees, thirty one minutes, twenty seconds west, four hundred five and three one-hundredths feet to a concrete monument marking a corner of Lot #1 on aforementioned plan; thence by Lot #1, north twenty four degrees, twelve minutes west, crossing over a concrete stone on the side of Valley Hill Road (Bacton Road), three hundred ninety four and forty eight one-hundredths feet to a point on the title line in the bed of same, the place of beginning.

CONTAINING two and three hundred forty three one-thousandths acres, be the same more or less.

UPI #35-6-13.2

PREMISES B.

ALL THAT CERTAIN lot or piece of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania bounded and described according to a map of property American Telephone and Telegraph Company made by M.R. and J.B. Yerkes, Civil Engineers, and Surveyors, Bryn Mawr, Pennsylvania on May 14, 1955, as follows, to wit:

BEGINNING at a point in the middle of Bacton Road (thirty three feet wide) (leading southwestwardly to Route 100 and northwestwardly to Bacton) said point is at the distance of four hundred seventeen feet and thirty-six one-hundredths feet measured north sixty-one degrees, forty-three minutes forty seconds east; along the middle of Bacton Road from a point marking the northwest corner of land Dorr E. Newton; thence along the middle of Bacton Road, north sixty-one degrees, forty-three minutes; forty seconds east, two hundred eight feet and seventy-one one hundredths feet to a point; thence leaving Bacton Road by other land now formerly of Dorr E. Newton, of which is a part, the three following courses and distances; (1) south twenty-seven degrees, twenty-eight minutes east, passing over a marble stone set on the southeast side of Bacton Road, two hundred twenty-five feet and twenty-one one hundredths feet to a marble stone; (2) south sixty-one degrees, forty-three minutes, forty seconds west, two hundred eight feet and seventy-one hundredths feet to a marble stone; (3) north twenty seven degrees

twenty eight minutes west, passing over a marble stone set on the southeast side of Bacton Road, two hundred twenty-five feet and twenty-one one hundredths feet to the place of beginning.

CONTAINING one acre and seventy-nine one thousandths (1.079) acres, be the same, more or less.

UPI #35-6-14

PROPERTY taxed in Charlestown Township only.

UPI/BLR No. 35-6-14, 35-6-13.2

PLAINTIFF: Stonebridge Bank

VS

DEFENDANT: **VALLEY HILL ASSOCIATES, LP**

SALE ADDRESS: 1028 Valley Hill Road, Malvern, PA 19355

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

**SALE NO. 12-3-173**

**Writ of Execution No. 09-11979**

**DEBT \$154,773.81**

ALL THAT CERTAIN lot or parcel with the buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for "Branford Woods" made by Lake, Roeder, Hillard & Beers, Oxford, PA dated 8/10/2001, last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the northerly side of Branford Way, said point being a corner of Lot #29 (as shown on said Plan); thence from said point of beginning extending along said road the three following courses and distances: (1) on a line curving to the left having a radius of 175.00 feet an arc distance of 11.03 feet to a point of reverse curve; thence (2) on a line curving to the right having a radius of 30.00 feet an arc distance of 31.18 feet to a point of reverse curve; thence (3) on a line curving to the left having a radius of 50.00 feet an arc distance of .21 feet to a point, being corner of Lot #27; thence leaving said road extending along Lot #27 north 03 degrees 47 minutes 14 seconds east 99.40 feet to a point in line of Open Space, being a corner of Lot #27; thence extending partially along said Open Space south 86 degrees 12 minutes 46 seconds east 40.00 feet to a point, being a corner of Lot #29; thence leaving said Open Space extending along Lot #29 and through the partition wall dividing the buildings on Lots #28 and #29 south 03 degrees 47 minutes 14

seconds west 97.59 feet to the first mentioned point and place of beginning.

BEING Lot #28 on the above-mentioned Plan.

BEING known as 11 Branford Way, Coatesville, PA 19320

BEING the same premises which Harkins Property, LLC, by Indenture dated October 30, 2003 and recorded November 5, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5964, Page 319, granted and conveyed unto Samuel J. Michalski and Kimberly A. Michalski, as tenants by the entirety.

PARCEL No. 09-10-0047.280

IMPROVEMENTS: residential property

PLAINTIFF: Suntrust Mortgage, Inc.

VS

DEFENDANT: **SAMUEL J. & KIMBERLY A. MICHALSKI**

SALE ADDRESS: 11 Branford Way, Coatesville, PA 19320

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

**SALE NO. 12-3-175**

**Writ of Execution No. 11-04448**

**DEBT \$286,676.21**

ALL THAT CERTAIN tract of land designated as Lot No. 28 on a Plan of Lots, entitled "Sunset Gardens" situate in the Borough of Downingtown, County of Chester and State of Pennsylvania made by P. J. Snort, Jr., C. E. in January 1959, and recorded in the Office for the Recording of Deeds in Chester County in Plan Book 11 Page 48 on May 5, 1961 as follows, to wit:

BEGINNING at a point in the south curb line of Prospect Avenue (36 feet wide) and in line of lands now or late of Elizabeth A. McIlvaine; thence along said Prospect Avenue, south 88 degrees 09 minutes 04 seconds east 116.50 feet to a point, a corner of Lot No. 27; thence along Lot No. 27 south 01 degrees 50 minutes 12 seconds west 121.578 feet to a point in line of land belonging to the Pennsylvania Railroad Company right-of-way; thence along the north righty-of-way north 85 degrees 49 minutes west 112.30 feet to an iron pin in line of land belonging to the aforesaid Elizabeth McIlvaine; thence along said McIlvaine land north 00 degrees 26 minutes west 117.05 feet to the first mentioned point and place of beginning.

PARCEL #11-10-0058.110



UPI #11-10-58.11  
IMPROVEMENTS: residential dwelling

BEING the same premises which Jealous Nyanhongo granted and conveyed Florence Mangisi by Deed dated August 5, 2005 and recorded September 9, 2005 in Chester County Record Book 6612, Page 1664 for the consideration of \$235,000.00.

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **FLORENCE MANGISI**

SALE ADDRESS: 430 West Prospect Ave., Downingtown, PA 19335

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

**SALE NO. 12-3-176**  
**Writ of Execution No. 11-08944**  
**DEBT \$251,156.04**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Penn, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Elk Creek Farms, made by Kelly & Associates, Inc., Glen Mills, PA dated October 9, 1998, last revised November 3, 1999 and recorded as Plan File No. 15972 as follows, to wit:

BEGINNING at a point on the easterly side of a cul-de-sac designated as Road "F", a corner of Lot No. 91 on said Plan; thence extending from said beginning point along Lot No. 91 aforesaid north 21 degrees, 28 minutes 27 seconds east 110.73 feet to a point; thence extending south 63 degrees 7 minutes 44 seconds east 89.09 feet to a point; thence extending south 25 degrees 33 minutes, 14 seconds east 91.54 feet to point, a corner of Lot No. 89 on said Plan; thence extending along same south 78 degrees 46 minutes 12 seconds west 125 feet to a point on the easterly side of Road "F"; thence extending along same on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 60 feet to a point, a corner of Lot No. 91 on said Plan, being the first mentioned point and place of beginning.

BEING Lot No. 90 as shown on the aforementioned Plan.

BEING part of Parcel No. 58-3-27, 58-3-33 and 58-3-32.1.

BEING the same premises which NVR Inc., a Virginia Corporation, trading as Ryan

Homes, by Deed dated 10-17-02 and recorded 11-19-02 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5462 Page 1711, granted and conveyed unto Richard L. Hillwig and Sharon K. Hillwig, husband and wife.

TO be sold as the property of Richard L. Hillwig and Sharon K. Hillwig.

PLAINTIFF: Sovereign Bank  
VS  
DEFENDANT: **RICHARD L. & SHARON K. HILLWIG**

SALE ADDRESS: 865 Bourban Lane, West Grove, PA 19390

PLAINTIFF ATTORNEY: **MICHAEL JOHN GOMBAR, 610-372-7700**

**SALE NO. 12-3-179**  
**Writ of Execution No. 09-04858**  
**DEBT \$243,485.57**

By virtue of a Writ of Execution No 09-04858

Owners of property situate in the City of Coatesville, Chester County, Pennsylvania, being 1016 Stirling Street, Coatesville, PA 19320-3523.

UPI No. 16-7-148  
Improvements thereon: Residential Dwelling

Judgment Amount: \$243,485.57  
PLAINTIFF: Countrywide Home Loans Servicing

VS  
DEFENDANT: **WILLIAM & CARI JONES**

SALE ADDRESS: 1016 Stirling Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALLISON WELLS. (215) 563-7000**

**SALE NO. 12-3-180**  
**Writ of Execution No. 10-15492**  
**DEBT \$282,552.91**

ALL THAT CERTAIN unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Uwchlan, County of Chester, PA, bounded and described according to a final title plan of Pickering Pointe, made by Chester Valley Engineers, Inc., Paoli, PA, dated 7/11/1985 and recorded as Chester County Plan 5794, as follows, to wit:

BEGINNING at a point at the north-westerly corner of this about to be described unit in



line of Open Space as shown on said plan; thence extending from same along Open Space, north 58 degrees 28 minutes 00 seconds east 22.08 feet to a point at the northeasterly corner of said unit; thence, south 31 degrees 32 minutes 00 seconds east passing through a division wall in common with unit 606, 36.17 feet to a point at the southeasterly corner of said unit in line of Open Space, as shown on said plan; thence extending along the same, the two following courses and distances (1) south 58 degrees 28 minutes 00 seconds west 22.08 feet to a point and (2) north 31 degrees 32 minutes 00 seconds west 36.17 feet to the first mentioned point and place of beginning.

BEING Unit No. 607 Building D as shown on said plan.

BEING known as 607 Shippen Drive.

BEING KNOWN AS: 607 Shippen Drive, Chester Sprimg, PA 19425

PROPERTY ID NO: 33-01-0265

UPI: 33-1-265

TITLE TO SAID PRMISES is vested in Leah Davies by Deed from Judith D. Spizzirri dated 12/15/2005 recorded 01/11/2006 in Deed Book 6736 Page 318.

PLAINTIFF: OCWEN Loan Servicing LLC

VS

DEFENDANT: **LEAH DAVIS**

SALE ADDRESS: 607 Shippen Dr., Chester Springs, PA 19425

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

#### **SALE NO. 12-3-181**

**Writ of Execution No. 10-08425**

**DEBT \$346,387.33**

By virtue of a Writ of Execution No 10-08425

Owners of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 314 Flagstone Circle, Coatesville, PA 19320-1686

UPI No. 37-4-253

Improvements thereon: Residential Dwelling

Judgment Amount: \$346,387.33

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **MAUREEN M. STANBURY**

SALE ADDRESS: 314 Flagstone Circle, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LAUREN**

**R. TABAS (215) 563-7000**

#### **SALE NO. 12-2-182**

**Writ of Execution No. 11-08696**

**DEBT \$165,096.21**

By virtue of a Writ of Execution No 11-08696

Owners of property situate in the Borough of West Grove, Chester County, Pennsylvania, being 509 Prospect Avenue, West Grove, PA 19390-1327

UPI No. 5-7-10

Improvements thereon: Residential Dwelling

Judgment Amount: \$165,096.21

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHRISTOPHER & APRIL B. MINTSCHENKO**

SALE ADDRESS: 5909 Prospect Avenue, West Grove, PA 19390

PLAINTIFF ATTORNEY: **WILLIAM EDWARD MILLER (215) 563-7000**

#### **SALE NO. 12-3-183**

**Writ of Execution No. 11-09154**

**DEBT \$155,884.50**

PREMISES "A"

ALL THAT CERTAIN tract of land, hereditaments and appurtenances, situated in the Township of West Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a survey made 6/28/1968, revised 6/11/1969 by Berger & Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a point on the north right-of-way line of a 20 foot wide right-of-way north 79 degrees 10 minutes east 116.17 feet from the intersection of the said north right-of-way line and the center line of an 8 foot wide drive, said point of intersection being a distance of 246 feet from the intersection of the said center line of the 8 foot wide drive and the center line of Upper Valley Road; thence leaving the north right-of-way line of a 20 foot wide right-of-way and along land now or late of Earl Edward Meyers north 10 degrees 50 minutes west 150 feet to a point; thence continuing along land now or late of Earl Edward Meyers south 79 degrees 10 minutes west 25.25 feet to a point, a corner of land now or late of Vernon F. Bair; thence along he land now or late of Vernon F. Nair, the following 3 courses and distances, to wit: (1) north 10 degrees 50 minutes west 186.69 feet to a point; thence (2) north 79

degrees 10 minutes east 150 feet to a point; thence (3) south 10 degrees 50 minutes east 211.69 feet to a point, a corner of land now or late of James Mills, thence along the land now or late of James Mills south 79 degrees 10 minutes west 25.25 feet to a point; thence continuing along the land now or late of James Mills, south 10 degrees 50 minutes east 125 feet to a point on the aforesaid north right-of-way line of a 20 foot wide right-of-way; thence along the said north right-of-way line of a 20 foot wide right-of-way south 79 degrees 10 minutes west 99.50 feet to the first mentioned point and place of beginning.

CONTAINING 1 acre of land, be the same more or less.

**PREMISES "B"**

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

BEGINNING at an iron pin on the north side of a 20 foot wide road (100 feet eastward from a corner of land this day conveyed to Wm. C. Wills); thence leaving said road, north 10 degrees 50 minutes west, 125 feet to an iron pin, thence by the remaining land of Grantors, of which this is a part, north 79 degrees 10 minutes east, 50 feet to a pin a corner of land of Vernon F. Simmons and Carmulita D. Simmons, thence by said land south 10 degrees 50 minutes east, 125 feet to a pin on the north side of the road, hereinbefore mentioned, thence along the north side of said road, south 79 degrees 10 minutes west, 50 feet to the beginning.

CONTAINING 6,250 square feet of land, more or less by a survey of 9/18/1953 by Jerre P. Trout, C.E.

BEING as to Premises "A" the same premises which Edward Pankey, a widower, by Indenture bearing date the 9th day of April, A.D. 1976 and recorded in the Office of the Record of Deeds, in and for the County of Chester, aforesaid, in Deed Book V-47 Page 268 &c., granted and conveyed unto James C. Mills and Doris V. Mills, husband and wife, in fee.

BEING as to Premises "B" the same premises which Vernon F. Buir and Violet Buir, husband and wife, by Indenture bearing date the 24th day of January, A.D. 1953 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid in Deed Book X-24 Page 98 &c., granted and conveyed unto James Wills and Doris V. Mills, husband and wife, in fee.

BEING parcel number 36-5-85.7 (Premises "A") and 36-5-88 (Premises "B").

TITLE to said premises is vested in

Patricia Winter aka Patricia J. Winter and Ferdinand Bikle aka Ferdinand C. Bikle by Deed from James C. Mills and Doris V. Mills dated July 30, 1999 and recorded September 3, 1999 in Deed Book 4629, Page 1535.

PREMISES being known as: 3177 Bair Drive, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 36-05-0088

PLAINTIFF: Flagstar Bank, FSB  
VS

DEFENDANT: **PATRICIA WINTER aka PATRICIA J. WINTER & FERDINAND BIKLE aka FERDINAND C. BIKLE**

SALE ADDRESS: 3177 Bair Drive, Parkesburg, PA 19365

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

**SALE NO. 12-3-184**

**Writ of Execution No. 11-09184**

**DEBT \$432,475.67**

ALL THAT CERTAIN parcel or tract of land situate in North Coventry Township, Chester County, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan as prepared April 26, 1975 and revised June 13, 1977, December 21, 1976 and April 4, 1979 by Ralph E. Shaner & Son Engineering Company, Pottstown, PA, more fully described as follows, to wit:

BEGINNING at the southeasterly corner lands of Ronald P. Kunzelman, said point being in the bed of a public road known as Chestnut Hill Road, legal width of 33 feet and ultimate width by Lot Plan 50 feet, leading from Coventryville Road to Temple Road; thence from said point of beginning leaving said Chestnut Hill Road and along the easterly side of lands of the aforesaid Ronald F. Kunzelman, north 3 degrees 26 minutes east, 405.00 feet to a corner and continuing along the rear of lands aforesaid Ronald F. Kunzelman and a portion of lands of Robert Sutter, north 86 degrees 34 minutes west, 346.00 feet to a corner lands of Stewart D. Robb; thence along lands aforesaid Stewart D. Robb and a portion of lands of Loen R. Wayesvn, Jr., north 0 degrees 25 minutes 30 seconds east 669.4 feet to a corner other lands of Daniel F. and Shirley J. DeCaro, thence along the latter lands the following five courses and distances to wit: (1) north 80 degrees 10 minutes 48 seconds east 173.97 feet (2) south 26 degrees 57 minutes east, 222.85 feet (3) south 60 degrees 51 minutes west, 40.0 feet (4) south 16 degrees 51 minutes east, 527.27 feet and (5) south 3 degrees 26 minutes west, 405.0 feet to a corner in the mid-

dle of the aforesaid Chestnut Hill Road; thence along and in said road, north 86 degrees 34 minutes west, 50.0 feet to a corner and place of beginning.

CONTAINING a gross area of 5.102 acres and a net area of 5.073 acres of land

1885 Chestnut Hill Road F/K/A 1668 Chestnut Hill Road.

BEING Chester County Tax Parcel 17-6-58.81

TITLE to said premises is vested in John Patrick Sullivan and Jennifer Sullivan, husband and wife, by Deed from Mark T. DiPiazza and Victoria M. DiPiazza, husband and wife, dated March 20, 2002 and recorded March 29, 2002 in Deed Book 5240, Page 768.

PREMISES being known as: 1885 Chestnut Hill Road f/k/a 1668 Chestnut Hill Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-6-58.8

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **JOHN PATRICK & JENNIFER SULLIVAN**

SALE ADDRESS: 1885 Chestnut Hill Road F/K/A, 1668 Chestnut Hill Road, Pottstown, PA 19465

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

**SALE NO. 12-3-185**

**Writ of Execution No. 11-09817**

**DEBT \$128,026.38**

ALL THAT CERTAIN tract of land, situate in the Township of Warwick, Chester County, Commonwealth of Pennsylvania, bounded and described according to a survey made by J.W. Harry, Civil Engineer, dated May 2, 1942, as follows, to wit:

BEGINNING at a point in or near the middle of a public road leading from Lancaster to Philadelphia, a corner of land now or late of Harry F. Taylor, distant eastwardly, 145.27 feet form a point a corner of land of Richard Roberts Estate measured along the middle of said road; thence along said road in or near the middle thereof, south 88 degrees 30 minutes east, 272.87 feet to a point, a corner of land of the St. Mary Protestant Episcopal Church, thence along the same passing over an iron pin set in line 21.52 feet from the last mentioned point south 6 degrees 17 minutes west 100.77 feet to a marble stone; thence still along the same, north 86 degrees 32 minutes east, 85.56 feet to a marble stone, a corner of land of Alice J. McGinley; thence along the same, south 53

degrees 31 minutes east 76.63 feet to a marble stone, the corner of land of Russell C. Walls and Grace E. Walls; thence along the same to a marble stone due south, 350.91 feet; thence along land now or late of Paul Lopuski and Sophie Lopuski, due west, 409.84 feet to a marble stone; thence along land line 21.45 feet from the next mentioned point due north, 498.69 feet to the place of beginning.

CONTAINING 4.302 acres of land, be the same more or less.

EXCEPTING out thereof and therein all that certain lot or piece of ground situate in the Township of Warwick, Chester County, Pennsylvania, bounded and described according to a Plan of Parcel of land owned by George E. Bartzter to be conveyed to Ralph Hill, et ux, made by K.R. Comstock, Jr., Registered Land Surveyor, dated July 2, 1975, as follows, to wit:

BEGINNING at a spike on the title line in the bed of Old Route 23, a corner of lands of Lana Ruoss, said point being 675.276 feet more or less measured in an easterly direction along the title line of Old Route #23 from the point of intersection of the title line in the bed of Old Route 23 with the title line in the bed of Pine Swamp Road the point of beginning, thence from the beginning and extending along the title line in the bed of Old Route 23, south 82 degrees 53 minutes east, 118.17 feet to a spike, a corner of remaining lands of George Bartzter; thence leaving the said Old route #23 and crossing the southerly side thereof and extending along lands of George Bartzter the three following courses and distances to wit: (1) south 00 degrees 26 minutes west 160.00 feet to an iron pin (2) south 23 degrees 9 minutes east 181.66 feet to an iron pin (3) south 5 degrees 27 minutes west 176.55 feet to an iron pin line of lands of David Beiler; thence extending along said lands north 84 degrees 30 minutes 30 seconds west 220.00 feet to an iron pin a corner of lands of Lana Ruoss; thence extending along said lands north 5 degrees 37 minutes east recrossing the southerly side of Old Route #23, 498.69 feet to the first mentioned spike and place of beginning.

CONTAINING 2.00 acres more or less.

BEING Chester County Tax Parcel 19-4-117

TITLE to said premises is vested in Jerald Adair Sr., Administrator of the Estate of Jerald Adair Jr., Deceased Mortgagor and Real Owner by Deed from Paul A. Brady and Donna L. Brady, dated July 24, 1998 and recorded August 12, 1998 in Deed Book 4399, Page 2354.

ON January 18, 2008, Jerald Adair Jr. departed this life. Letters of Administration were

granted to Jerald Adair Sr. as administrator of the estate of Jerald Adair Jr., deceased mortgagor and real owner.

PREMISES being known as: 166 Warwick Road, Elverson, Pennsylvania 19520.

TAX I.D. #: 19-4-117

PLAINTIFF: Wells Fargo Bank NA (S/I/I/T)

VS

DEFENDANT: **JERALD (ADMIN) ADAIR, SR.**

SALE ADDRESS: 166 Warwick Road, Elverson, PA 19520

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

**SALE NO. 12-2-186**

**Writ of Execution No. 10-12213**

**DEBT \$673,731.98**

By virtue of a Writ of Execution Case No 10-12213

Issued by Plaintiff, TD Bank, N.A., successor by merger to TD BANKNORTH, N.A.

Seized and taken in Execution as the property of Defendant, University Road Partners, LP

Property being known as 413 University Road, Upper Oxford Township, Chester County, Pennsylvania (Parcel 57-5-26)

PLAINTIFF: TD Bank N A (Successor by Merger)

VS

DEFENDANT: **UNIVERSITY ROAD PARTNERSHIPS**

SALE ADDRESS: 413 University Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **GREG WOLFF, (856) 675-1956**

**SALE NO. 12-2-187**

**Writ of Execution No. 10-12217**

**DEBT \$554,374.48**

By virtue of a Writ of Execution Case No 10-12217

Issued by Plaintiff, TD Bank, N.A., successor by merger to TD BANKNORTH, N.A.

Seized and taken in Execution as the property of Defendant, University Road Partners, LP

Property being known as Draper Lane, Upper Oxford Township, Chester County, Pennsylvania (Parcels 57-7-27.1, 57-7-27.1A and 57-7-44.4)

PLAINTIFF: TD Bank N A (Successor

by Merger)

VS

DEFENDANT: **UNIVERSITY ROAD PARTNERSHIPS**

SALE ADDRESS: Draper Road, OXfor, PA 19363

PLAINTIFF ATTORNEY: **GREG WOLFF, (856) 675-1956**



Chester  
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Bar  
Association

### March 2012 CLE Opportunities at the Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
March 2nd	<b>PBI: David Binder on PA Evidence (g)</b>	9 AM- 12:15 PM	3 SUB
March 6th	<b>PBI: Work Product Immunity &amp; the Attorney Client Privilege (v)</b>	9 AM- 12:30 PM	3 SUB
March 7th	<b>PBI: International Business &amp; the Rise of Emerging Markets (g)</b>	9 AM- 4:15 PM	5 SUB & 1 ETH
March 8th	<b>PBI: Finding Hidden Assets in Divorce &amp; Support... (g)</b>	9 AM- 1:15 PM	3 SUB
March 12th	<b>PBI: Defending White Collar Cases (g)</b>	9 AM- 4:45 PM	6 SUB & 1 ETH
March 14th	<b>"Effectively Utilizing Your Paralegal"</b> <i>hosted by the CCBA &amp; CCPA</i>	10 AM- 12 PM	2 SUB
March 16th	<i>Chester County Bar Association's:</i> <b>Spring Bench Bar Conference</b>	ALL DAY	Up to 6 credits
March 19th	<b>PBI: Residential Agreement of Sale (g)</b>	12:30 PM- 3:45 PM	3 SUB
March 20th	<b>PBI: Corporate Compliance &amp; Ethics (v)</b>	9 AM- 1:30 PM	3 SUB & 1 ETH
March 20th	<b>PBI: Social Security Disability—The Basics (g)</b>	9 AM- 1:15 PM	4 SUB
March 22nd	<b>PBI: Trials—Tips, Tactics &amp; Practical Tales (g)</b>	8:30 AM- 3:30 PM	6 SUB
March 23rd	<b>PBI: Vehicle Stops &amp; Searches in PA (g)</b>	9 AM- 12:15 PM	3 SUB
March 27th	<b>PBI: Communication Skills for Lawyers/ Media (v)</b>	9 AM- 4:30 PM	5 SUB & 1 ETH
March 28th	<b>PBI: 25<sup>th</sup> Annual Civil Litigation Update (g)</b>	9 AM- 4:30 PM	5 SUB & 1 ETH

To view the calendar online go to:

<http://www.chescobar.org/events/lunch-n-learn.html>

(v) = video  
(g) = live groupcast  
\*\*\* = all CCBA Members welcome to attend



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*The Official Legal Publication for Chester County*

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NOT A DEPOSIT NOT FDIC INSURED NO BANK GUARANTEE NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY MAY LOSE VALUE