

**Chester
County
Bar
Association**

Chester County Law Reporter

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(USPS 102-900)

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Commonwealth v. Hvizda

Motion to withdraw guilty plea – Assertion of innocence alone

1. In determining whether to grant a pre-sentence motion for withdrawal of a guilty plea, the test to be applied by the trial court is fairness and justice. Further, the admission of guilt in the guilty plea colloquy is not dispositive of the issue of a fair and just reason.
2. A simple assertion of innocence does not end the inquiry as it does not divest a judge of discretion to weigh its sincerity according to the totality of circumstances known to the judge.
3. In opposition to Defendant's motion, the Commonwealth presented compelling and unique evidence to establish the Defendant's bald assertion of innocence was at best pretextual and an attempt to manipulate the system. Evidence was presented that Defendant revealed in his own words his true motivation for the requested withdrawal had nothing to do with his innocence but that a trial would give him a forum to explain his view that his wife wronged him and may delay his transfer from the county prison, which the defendant deemed "like a day camp", as compared to a state penitentiary.
4. The Defendant sought to withdraw his plea of guilt prior to sentencing, asserting his innocence of the charges of First Degree Murder and Possessing an Instrument of Crime without providing any further explanation. The Court concluded the Defendant did not present a fair and just reason to withdraw his guilty plea, Held Defendant's Motion to Withdraw Guilty Plea was denied and directed the sentencing to be scheduled forthwith.

R.E.M.

C.C.P., Chester County, Pennsylvania Criminal Action 1350-2012;
Commonwealth of Pennsylvania v. James Hvizda

Thomas P. Hogan and Michelle Frei for the Commonwealth
Nathan M. Schenker and Peter H. Jurs for the Defendant
MacElree, P.J.; August 22, 2012:-

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS

: CHESTER COUNTY, PENNSYLVANIA

v.

: CRIMINAL ACTION

JAMES HVIZDA

: NO. 1350-2012

OPINION AND ORDER

The Defendant seeks to withdraw his plea of guilt prior to sentencing. On May 9, 2012, the Defendant entered a plea on a written Guilty Plea Colloquy (C-2). The plea was accepted by the court after an extensive colloquy on the record as evidenced by the transcript (C-1). On July 19, 2012, on the day the Defendant was to be sentenced, he informed the court that he desired to withdraw his plea and filed a Motion to Withdraw Guilty Plea in which he baldly asserted “that he is innocent of the charges of First Degree Murder and Possessing an Instrument of Crime.”

On August 20, 2012, we conducted a hearing on the Defendant’s Motion to determine if the Defendant had a fair and just reason to withdraw his plea. The Defendant simply stated that he was asserting his innocence without any further explanation. The Commonwealth did not assert any prejudice, but instead relied on *Commonwealth v. Tennison*, 969 A.2d 572 (Pa.Super. 2009).

The Defendant relies on the language contained in *Commonwealth v. Forbes*, 450 Pa 185, 299 A.2d 268 (1973).

Thus, in determining whether to grant a pre-sentence motion for withdrawal of a guilty plea, ‘the test to be applied by the trial courts is fairness and justice.’ *United States v. Stayton*, *supra* at 561. If the trial court finds ‘any fair and just reason’, withdrawal of the plea before sentence should be freely permitted, unless the prosecution has been ‘substantially prejudiced.’ *ABA Standards Relating to Pleas of Guilty*, *supra*. As the Third Circuit noted: ‘The liberal rule for withdrawal of a guilty plea before sentence is consistent with the efficient administration of criminal justice. It reduces the number of appeals contesting the ‘knowing and voluntariness’ of a guilty plea, and avoids the difficulties of disentangling such claims. It also ensures that a defendant is not denied a right by trial by jury unless he clearly waives it.’

Applying these standards to the facts presented, it must be concluded that the trial court should have allowed with-

drawal of appellant's guilty plea. Appellant stated, as his reason for the request, made before the degree of guilt hearing and prior to adjudication and sentence, **'I don't want to plead guilty to nothing I didn't do.'** Obviously, appellant, by this assertion of innocence - so early in the proceedings - offered a 'fair and just' reason for withdrawal of his plea. Moreover, on this record there is not even the slightest suggestion that the prosecution was in any sense 'substantially prejudiced by the reliance upon the defendant's plea.' *ABA Standards Relating to Pleas of Guilty, supra*.

Id. at 199.

Subsequently, in *Commonwealth v. Kirsch*, 930 A.2d 1282 (Pa.Super. 2007) the Superior Court clarified *Forbes*, and held that the admission of guilt in the guilty plea colloquy is not dispositive of the issue of a fair and just reason.

Moreover, we must conclude that Appellant's indications that he did not believe he was guilty of the offenses, that he believed at the time that he was licensed to enter the residence and his assertion that he pled guilty to "put the matter behind him," are sufficient to satisfy *Forbes*, and its progeny.

Id. at 1285.

However, a simple assertion of innocence does not end the inquiry. *Tennison* held that the Defendant's assertion of innocence "*does not divest a judge of discretion to weigh its sincerity according to the totality of circumstances known to the judge, and to deny the motion where, as here, the motion is founded not upon a sincere assertion...*" *Tennison*, 969 A.2d at 573. In the case at bar, the Commonwealth objected to the Defendant's Motion and presented compelling and unique evidence to establish the Defendant's bald assertion of innocence was at best pretextual and an attempt to manipulate the system.

The Commonwealth brought to the Court's attention *Commonwealth v. Katonka*, 33 A.3d 44 (Pa.Super. 2011) which reaffirmed the fair and just standard set forth in *Forbes*.

Here, following his entry of the guilty plea, but prior to sentencing, Katonka filed a Motion to withdraw the plea. In the Motion, Katonka asserted that he did not have a full understanding of his guilty plea, and that his counsel did

not discuss various defenses, including attacking the credibility of the victim. Katonka did not assert his innocence in the written Motion.

At the subsequent hearing on the Motion, Katonka indicated that he had discovered exculpatory evidence, specifically that he previously was unaware of a doctor's report that could contradict the victim's allegations and therefore form a basis for challenging the victim's credibility. Katonka further stated that he did not pay attention to the court's colloquy prior to entering his guilty plea. The District Attorney then pointed out that Katonka had not asserted his innocence to the charges. At this point, Katonka asserted his innocence. The trial court held a second hearing on April 30, 2009, wherein Katonka reiterated his innocence.

Id. at 48-49 (citations omitted).

However, the *Katonka* court also affirmed *Tennison, supra.*, reiterating that to deny the Motion to Withdraw "is proper where the evidence before the court belies the reason offered." *Id.* at 48.

The evidence in this case is extraordinarily clear because the Commonwealth offered into evidence the telephone calls by the Defendant to friends and his mother in which the Defendant revealed in his own words his true motivation for the requested withdrawal, and it has nothing to do with his innocence. To the contrary, the Defendant's motivation and true reason is that a trial will give him a full forum to explain how his wife wronged him.

On 4/15/2012 in a telephone call between Defendant James Hvizda (JH) and Lou Kuebler (LK), the Defendant said:

JH: I can get some of the story out. But if it goes to trial, I can get all of the story out. And I'm not sayin' like you said or like Dog said, there's anything justified to kill her. But I just want people to have an idea of what really happened. You know what I mean? (C-4)

On 4/22/2012 in a telephone call between James Hvizda (JH) and Mary Hvizda (MH) the Defendant said:

JH: "Trust me. The only reason I want it to go to trial is so, I know that I deserve what I'm gonna get, but I want at

least both sides of the lawyers and other pub— and the other district attorney— they know exactly what happened and what I went through now. Cause they can, saw a lot of the evidence. I want everybody...

MH: (Inaudible)

JH: I want everybody else to see it too, ya know?

MH: That's right. That's right, Jimmy.

JH: Everybody, you know, you can sit down and you pass judgment, and then, hey, I did it, I made this mistake, but here's what happened. You know.

MH: Alright, honey.

JH: Alright. I love ya. (C-4)

The District Attorney also suggested that a secondary motive is the Defendant's desire to delay going to the State Penitentiary because, as he told his friend Kim Kuebler, he finds the County Prison "like a day camp."

On a 4/14/2012 telephone call between James Hvizda (JH) and Kim Kuebler (KK) the Defendant said:

JH: It's nothin' what you think here. It's a total joke, man. It's like, it's like a day camp. Ya know?

KK: Really?

JH: Yeah. It's not what people make it out to be. I'm in like with um maximum security prisoners, like the, you know, whatever, the high risk people.

KK: Yeah.

JH: It's like, it's just like, I guess, a level of respect where they, everybody knows what you're here for. They're pretty much here for the same thing, so...

KK: Uh huh.

JH: They're not going to fuck with you. It's like you, it's like, you know, them against the world. So...

KK: Right.

JH: They have, like I said, you have cable tv, you know, like..

KK: Right.

JH: Newspapers every day. You're out of your cell, you're watching TV.

KK: Louie said that, uh, he's like, he's never gonna, he's so upset, like, he's never gonna see a Phillie game in his life.....(C-4)

In an April 19, 2012 letter to his friends the Defendant wrote:

Lou, Kim, I got your letter, thanks! Things are pretty good here and I'm treated very well. I'm out of my cell for apx 8 hours per day and outside for 2 hours. Mainly I play hoops, watch TV, read, exercise, eat & play cards with the other guys. You are allowed to have cable T.V. in your cell on 24 hours per day. I've seen most of the Phillies games, not too much hitting

No matter what Kim did to me she did not deserve to die. I assume complete responsibility and will accept whatever the penalty they choose. Sorry Dude, Jim. (C-5)

All of this clearly establishes that the Defendant's Motion to Withdraw Guilty Plea and assertion of innocence is pretextual and his bald assertion of innocence is a false claim to manipulate the system. The Defendant did not present a fair and just reason to withdraw his plea. By way of example he did not suggest a lack of evidence, suppressible evidence, exculpatory evidence, alternative defenses, a misunderstanding of the law, a misunderstanding of the system, lack of essential elements, bad advice by his attorney, lack of advice by his attorney, dissatisfaction with his counsel, mental issues or defenses, actual factual innocence, or etc. We held an *in camera* hearing on these issues with his lawyers' consent and found the Defendant was fully informed by his counsel during more than forty (40) hours of meetings before his voluntary plea and he did not raise or suggest any of these issues.

Accordingly, we enter the following:

: CRIMINAL ACTION

: NO. 1350-2012

Thomas P. Hogan, Esquire, District Attorney
Michelle Frei, Esquire, Assistant District Attorney
Nathan M. Schenker, Esquire, Attorney for the Defendant
Peter H. Jurs, Esquire, Attorney for the Defendant

ORDER

AND NOW, this 22nd day of August, 2012, upon consideration of Defendant's Motion to Withdraw Guilty Plea, the Commonwealth's opposition thereto, and after a hearing held on August 20, 2012, Defendant's Motion is hereby DENIED. Sentencing in this matter shall be scheduled forthwith.

BY THE COURT:

/s/ JAMES P. MacELREE II, P.J.

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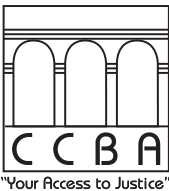
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CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on August 21, 2012 by MEDICAL AUDIT & REVIEW SOLUTIONS, INC., a foreign corporation formed under the laws of the State of Delaware where its principal office is located at c/o The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, Wilmington, DE 19801, 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 301 Lindenwood Dr., Suite 115, Malvern, Chester County, PA 19355.

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-08713**

NOTICE IS HEREBY GIVEN that the name change petition of Katelyn Yurick, parent of Nathan McCarraher-Gonzalez was filed in the above-named court and will be heard on September 24, 2012, at 9:30 AM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 20, 2012

Name to be changed from: Nathan McCarraher-Gonzalez to: Nathan Yurick

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-07349**

NOTICE IS HEREBY GIVEN that the name change petition of Lynn Tamburri was filed in the above-named court and will be heard on October 15, 2012, at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 17, 2012

Name to be changed from: Lynn Tamburri to: Dusty Lynn Tamburri

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

KRISTINE W. HOLT, Attorney for Petitioner
1211 Vine St.
Ste. 107
Philadelphia, PA 19107

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IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-03895**

NOTICE IS HEREBY GIVEN that the name change petition of Willem Alias Miracle-Hallowell was filed in the above-named court and will be heard on September 10, 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: April 16, 2012

Name to be changed from: Willem Alias Miracle-Hallowell to: Willem Alias Miracle

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-08891**

NOTICE IS HEREBY GIVEN that the name change petition of Ramesh Kovi, the guardian and natural father of Hasita Kovi was filed in the above-named court and will be heard on September 24, 2012, at 9:30 AM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 22, 2012

Name to be changed from: Hasita Kovi to: Siri Hasita Kovi

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-06356**

NOTICE IS HEREBY GIVEN that the name change petition of Frances V. DeJesse was filed in the above-named court and will be heard on September 24, 2012, at 9:30 AM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 21, 2012

Name to be changed from: CHARLES ROBERT ROSSITER to: CHARLES ROBERT

DeJESSE

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

PATRICK A. DEIBLER, Attorney for Petitioner
38A South Third Street, Suite 2
Oxford, PA 19363

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 23, 2012 for CHRISTOPHER SOLUTIONS, LLC, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Consulting Services

HUDSON L. VOLTZ, Solicitor
Hudson L. Voltz, P.C.

110 Hopewell Road
Suite 200
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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on July 6, 2012 for Luxury Rides, Inc., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

The purpose or purposes for which it was organized are: Limousine Service

JAMES B. GRIFFIN, Solicitor
James B. Griffin, P.C.

623 North Pottstown Pike
Exton, PA 19341

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for LV NAILS, INC., in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

ERIC L. RING, Solicitor
2335 Darby Road
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BOYD, Emma J., late of Oxford Borough. Kenneth D. Boyd and Richard W. Boyd, 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.

CLAYTON, Leon E., Jr., late of Charlestown Township. Leon E. Clayton, III, 18 Rollingview Drive, Paoli, PA 19301 and Jayne S.E. Clayton, 1302 State Street, Veazie, ME 04401, Executors. **W. STEVEN WOODWARD**, Esquire, Gadsden Schneider & Woodward LLP, 201 King of Prussia, Suite 100, Radnor, PA 19087, atty.

FIENI, James Anthony, late of New Garden Township. Gabriel Joseph Fieni, 160 Starr Road, Landenberg, PA 19350, Administrator. **WILLIAM E. HOWELL III**, Esquire, 110 E. State St., Kennett Square, PA 19348, atty.

GOLDBERG, Annette, late of Tredyffrin Township. David N. Goldberg and Barbar L. Halpern, care of **BURTON K. STEIN**, Esquire, 200 Four Falls Corporate Center, Suite 400, West Conshohocken, PA 19428, Executors. **BURTON K. STEIN**, Esquire, Cozen O'Connor P.C., 200 Four Falls Corporate Center, Suite 400, West Conshohocken, PA 19428, atty.

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JAMISON, Harry C., Jr., late of Borough of West Chester. Harry C. Jamison, III, care of VERA PARENTI-ANCONE, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. VERA PARENTI-ANCONE, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

MCMEEKIN, Thomas, late of Downingtown, Chester County. Kerry E. McMeekin, care of CARL J. MINSTER III, Esquire, 521 S. 2nd Street, Philadelphia, PA 19147, Administratrix. CARL J. MINSTER III, Esquire, 521 S. 2nd Street, Philadelphia, PA 19147, atty.

MERNER, Patricia R., late of London Grove Township. Laurie B. Dillon and Patricia M. Harden, care of Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MILLER, Arvel C., a/k/a Orville C. Miller, late of East Nottingham Township. Jessie C. Miller, 2420 Baltimore Pike, Oxford, PA 19363, Executor. KENNETH R. PYLE, Esquire, P.O. Box 141, Lewisville, PA 19351-0141, atty.

OAT, Julia D., a/k/a Julia de Veaux Foulke Oat and Judy D. Oat, late of Borough of West Chester. Neil W. Head, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

O'NEILL, Irene W., late of West Goshen Township. DENISE A. SMITH, Esquire, PO Box 1490, Havertown, PA 19083, Executrix. DENISE A. SMITH, Esquire, Law Offices of Denise A. Smith, PO Box 1490, Havertown, PA 19083, atty.

O'NEILL, Robert, late of West Goshen Township. DENISE A. SMITH, Esquire, PO Box 1490, Havertown, PA 19083, Executrix. DENISE A. SMITH, Esquire, Law Offices of Denise A. Smith, PO Box 1490, Havertown, PA 19083, atty.

SEACRIST, Mary M., late of West Vincent Township. Shirley Ann Nace, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SMITH, David T., a/k/a David Tosh Smith, Jr. and David T. Smith, Jr., late of East Marlborough Township. Ellen G. Looby, care of GUY F. MATTHEWS, Esquire, 344 West Front Street, P.O. Box 319, Media, PA 19064, Executrix. GUY F. MATTHEWS, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19064, atty.

TONONI, Cecelia K., late of Pocopson Township. Joseph A. Panaro, 32 Conifer Circle, Honey Brook, PA 19344, Executor.

WAGNER, Irene T., late of Tredyffrin. Robin Wagner, 275 S. Bryn Mawr Avenue, Apt. K8, Bryn Mawr, PA 19010, Executrix. LINDA M. ANDERSON, Esquire, Anderson Elder Law, 206 Old State Road, Media, PA 19063, atty.

2nd Publication

DIETZ, Hobart B., Jr., late of Paoli, Easttown Township. James J. Ruggiero, Jr., 1538 Mill Race Lane, West Chester, PA 19380, Executor. JENNIFER L. DAMELIO, Esquire, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, atty.

DININNI, Nicholas J., II, a/k/a Nicholas J. Dininni, late of Elverson Borough. Henry R. Dininni, 1530 Foresman Drive, Pottstown, PA 19464, Executor. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

DIXON, Mary Jo, late of Kennett Square. Jason C. Seale, 59-537 Alapio Road, Haleiwa, HI 96712, Executor. WILLIAM E. HOWELL JR., Esquire, 110 E. State Street, Kennett Square, PA 19348, atty.

FLINT, Priscilla Gail, late of Chester County. Diane Leslie Fischer, 795 Mancill Road, Wayne, PA 19087, Executrix. **CHARLES S. FRAZIER**, Esquire, 337 W. Lancaster Avenue, Wayne, PA 19087, atty.

FURTAW, Charles E., late of Borough of Malvern. Mary C. Furtaw, care of **LOUIS N. TETI**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. **LOUIS N. TETI**, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

GIANGIACOMO, Bill N., late of Pottstown Borough. Kathleen M. Giangiacomo-Mullmann, care of **MARITA M. HUTCHINSON**, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executrix. **MARITA M. HUTCHINSON**, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

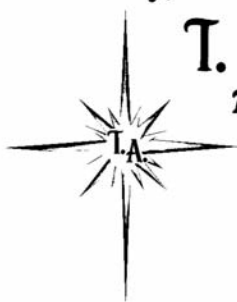
HANLEY, T. Frances, late of West Bradford, West Chester, PA. James Hanley and T. Edward Hanley, care of **H. MICHAEL COHEN**, Esquire, 144 West Market Street, West Chester, PA 19382, Executors. **H. MICHAEL COHEN**, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

HOCH, Edward Emil, Sr., late of Tredyffrin Township. Norine G. Hoch, care of **JOSEPH A. BELLINGHIERI**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. **JOSEPH A. BELLINGHIERI**, Esquire, Mac Elree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

KNAPP, Linda Grace, late of West Bradford Township. Scott D. Galson, care of **WILLIAM A. PIETRANGELO**, Esquire, 36 East Second Street, P.O. Box 1048, Media, PA 19036, Executor. **WILLIAM A. PIETRANGELO**, Esquire, Kelly Grimes Pietrangelo & Vakil, P.C., 36 East Second Street, P.O. Box 1048, Media, PA 19036, atty.

LIN, Wan-Nien, late of East Goshen Township. Janus J. Lin, care of **ANTHONY MORRIS**, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. **ANTHONY MORRIS**, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

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MAGUIRE, William John, a/k/a William J. Maguire, late of East Pikeland Township. Linda B. Maguire, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. JOSEPH A. BELLINGHIERI, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

MINGIONE, Gilda M., late of Tredyffrin Township. Gerard Mingione and Matthew Mingione, care of SAMUEL T. SWANSEN, Esquire, 610 Sentry Pkwy, Suite 130, Blue Bell, PA 19422, Executor. SAMUEL T. SWANSEN, Esquire, Samuel T. Swansen PC, 610 Sentry Pkwy, Suite 130, Blue Bell, PA 19422, atty.

MURDOCK, Samuel A., Jr., late of Spring Township. Naomi J. Jones, 219 Chestnut Street, Birdsboro, PA 19508, Administratrix. MATTHEW R. KESSLER, Esquire, Law Offices of Matthew R. Kessler, L.L.C., 1008 Benjamin Franklin Highway - West, Douglassville, PA 19518, atty.

PITTOCK, Edward Thomas, late of Westtown Township. Donna M. Pittock, care of GUY F. MATTHEWS, Esquire, 344 West Front Street, P.O. Box 319, Media, PA 19064, Administratrix. C.T.A. GUY F. MATTHEWS, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19064, atty.

PLANK, Edward H., late of East Brandywine Township. Norma Jean Plank, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, P.C., Esquire, 329 South High Street, West Chester, PA 19382-3336, atty.

ROBINSON, Catherine, late of Oxford Township. Richard A. Petrarca, 212 W. Woodview Road, West Grove, PA 19390, Executor. WILLIAM E. HOWELL JR., Esquire, 110 E. State Street, Kennett Square, PA 19348, atty.

SELLERS, Dorothy F., late of Tredyffrin Township. Robert B. Sellers and Alexandra F. West, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executors. NEIL W. HEAD, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

SELLING, William Harry, late of Kennett Square. Linda Aceto, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Administratrix. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

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SHARP, Beth Ann, late of East Brandywine Township. Jennifer L. Truscott, care of SCOTT H. KERR, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. SCOTT H. KERR, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

SHENK, William M., late of Downingtown, East Caln Township. Debra A. Fish, 361 Primrose Lane, Mountville, PA 17554, Executrix.

YOUNG, Frank A., Jr., a/k/a Frank A. Young, late of East Goshen Township. Frank A. Young, III, 239 Valley View Road, Berwyn, PA 19312, Executor. RONALD C. UNTERBERGER, Esquire, Law Offices of Harper & Driver, 123 S. Broad Street, Suite 1840, Philadelphia, PA 19109, atty.

ZINSAUAGE, John T., late of Coatesville. Thomas Zinsauage, 677 Iszard Road, Deptford, NJ 08096, Administrator.

3rd Publication

BAKER, George D., late of Londonderry Township. James A. French, 203 Baker Road, Cochranville, PA 19330, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

BIRELEY, Janet, late of Caln Township. Craig Bireley and Katherine Chalfant, care of THE LAW FIRM OF BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representatives. BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BLACK, Adelaide N., late of Oxford Borough. Teri Doolittle, care of WILLIAM D. KRAUT, Esquire, 903 Shady Grove Way, West Chester, PA 19382, Executrix. WILLIAM D. KRAUT, Esquire, Kraut and Kraut, P.C., 903 Shady Grove Way, West Chester, PA 19382, atty.

BOYD, Constance C., late of Caln Township. Brian K. Boyd and David J. Boyd, care of THE LAW FIRM OF BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CHARLES T. DeTULLEO

Attorney at Law
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BRACKEN, Roy M., Jr., late of Parkesburg Borough. **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Administratrix CTA. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

BURDO, Mary L., a/k/a Mary Lou Burdo, late of Tredyffrin Township. **Frank R. Burdo**, 796 Worthington Road, Wayne, PA 19087, Executor. **EDWARD FACKENTHAL**, Esquire, 1945 Swedesford Road, Malvern, PA 19355, atty.

CAMPBELL, Marion E., late of Sadsbury Township. **Raymond C. Campbell**, 1322 Valley Road, Coatesville, PA 19320, Executor. **ALAN J. JAVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

COYNE, Paula Latta, a/k/a Mrs. Charles C. Coyne, late of East Fallowfield Township. **Charles C. Coyne**, care of **NINA B. STRYKER**, Esquire, One Penn Center, 19th Floor, Philadelphia, PA 19103-1895, Executor. **OBER-MAYER REBMANN MAXWELL & HIPPEL LLP**, One Penn Center, 19th Floor, 1617 John R. Kennedy Blvd., Philadelphia, PA 19103-1895, atty.

DUNLOP, Elizabeth S., late of Pennsbury Township. **Kathleen F. Dunlop**, care of **JOHN YANOSHAK**, Esquire, 17 E. Front Street, P.O. Box 626, Media, PA 19063, Executrix. **JOHN YANOSHAK**, Esquire, **KAO Law Associates**, 17 E. Front Street, P.O. Box 626, Media, PA 19063, atty.

FLING, Ruth S., late of East Brandywine Township. **Patricia F. MacCausland**, care of **KEVIN HOLLERAN**, Esquire, 17 E. Gay Street, 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. **KEVIN HOLLERAN**, Esquire, **Gawthrop Greenwood, P.C.**, 17 E. Gay Street, 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FLOUDERS, Mary T., late of Caln Township, Chester County, PA and Cape May Borough, N.J. **NANCY W. PINE**, Esquire, 104 S. Church Street, West Chester, PA 19382, Executrix. **NANCY W. PINE**, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

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FRANKEL, Henry J., a/k/a Henry Frankel, late of East Goshen Township. Jay Pressman, 928 Linda Vista Drive, West Chester, PA 19380 and Madeline Frankel, 928 Linda Vista Drive, West Chester, PA 19380, Executors. JAY PRESSMAN, Esquire, 928 Linda Vista Drive, West Chester, PA 19380, atty.

GALBARY, Mildred, late of Coatesville, West Brandywine Township. Fay Kovalesky, 501 Meadow Lane, Exton, PA 19341, Executrix.

HAYS, Grace C., late of Oxford. Deborah J. Wilson, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

HOOPER, Katherine M., late of Penn Township. Richard M. Hooper, care of GERALD M. HATFIELD, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executor. GERALD M. HATFIELD, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

KONKEL, Donna E., late of West Nantmeal Township. Kevin T. Griest, 265 Killian Road, Honey Brook, PA 19344, Executor. GARY N. MOSKOVITZ, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LACK, Thomas J., late of City of Coatesville. Eleanor C. Michinok, 604 Whiteland Hunt Road, Downingtown, PA 19335, Administratrix. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

MCATEE, Margaret R., late of London Britain Township. Elizabeth A. McAtee, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

O'CONNOR, Veronica Anne, late of Penn Township. Loretta C. O'Connor, care of DAVID B. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID B. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

REDMOND, Brenda Sue, late of Spring City, East Vincent Township. Michael Harold Redmond, 359 Pughtown Rd., Spring City, PA 19475, Administrator.

SCOTT, Frances Wingle, a/k/a Frances W. Scott, late of Kennett Square. Julia S. Trout, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executor. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.



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SMITH, Shirley A., late of Caln. Beverly A. Donahue, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

SOFRANKO, Lorraine M., a/k/a Lorraine Mildred Sofranko, late of Elverson Borough. John A. Sofranko, care of NANCY S. HEARNE, Esquire, 750 College Road East, Suite 100, Princeton, NJ 08540-6617, Executor. NANCY S. HEARNE, Esquire, Saul Ewing LLP, 750 College Road East, Suite 100, Princeton, NJ 08540-6617, atty.

THOMAS, Robert, late of Willistown Township. Randall Scott Thomas, care of MICHAEL C. MC BRATNIE, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executor. MICHAEL C. MC BRATNIE, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

WAREHAM, Barbara Burt, late of Tredyffrin Township. Peter Burt Callowhill, care of GUY F. MATTHEWS, Esquire, 344 West Front Street, P.O. Box 319, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell Sparks Levy Auerbach Monte Sloane Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19063, atty.

WHENRY, Helen E., late of Kennett Township. David J. Whenry, Jr., care of JAMIE W. GONCHAROFF, Esquire, 15 West Gay Street, West Chester, PA 19380, Executor. JAMIE W. GONCHAROFF, Esquire, 15 West Gay Street, West Chester, PA 19380, atty.

WHITE, Howard J. Ribin L. Startzell, care of ROBERT P. BRENDZA, Esquire, 333 Hidden Farm Drive, Exton, PA 19341, Executor. ROBERT P. BRENDZA, Esquire, 333 Hidden Farm Drive, Exton, PA 19341, 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

Kiki's Bridal, with its principal place of business at 349 East Lincoln Hwy, Exton, PA 19341. The application has been (or will be) filed on: July 23, 2012.

The name and address of the individual interested in the business: KIKI'S HAIR PLACE INC and Keighley and Andrew Jeremias, 125 Watch Hill, East Fallowfield, PA 19320. This was filed in accordance with 54 PaC.S. 311.

The Barn on Bridge, with its principal place of business at 4 Bridge Street, Phoenixville, PA 19460.

The application has been (or will be) filed on: July 23, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Robert Ryan Catering, Inc., 4 Bridge Street, Phoenixville, PA 19460.

ROBERT ROMAIN, Solicitor

Baer Romain, LLP

1288 Valley Forge Road, Ste. 63

P.O. Box 952

Valley Forge, PA 19482-0952

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about August 6, 2012, for WEST GROVE UNITED METHODIST CHURCH, INC., a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, as amended. Purpose for which it was organized: a religious organization that operates exclusively for charitable purposes under Section 501(c)(3) of the Internal Revenue Code.

LARMORE SCARLETT, LLP

David B. Myers, Esquire

P.O. Box 384

Kennett Square, PA 19348

NOTICE

ANTHONY MORRIS, ESQUIRE

Attorney I.D. No. 25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

118 West Market Street, Suite 300

West Chester, PA 19382

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IN RE: **WILLIAM L. STEWARD &** : IN THE COURT OF COMMON PLEAS
SUSAN M. STEWARD
 7131 THOMAS CIRCLE
 CHINCOTEAGUE, VA 23336 : CHESTER COUNTY, PENNSYLVANIA

Premises: NS OF RT 896 : NO. 12-07177
1.8 AC & DWG LOT 9

Tax Parcel No: 71-4-19.2

TO: WILLIAM L. STEWARD & SUSAN M. STEWARD

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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

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

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

WELLS FARGO BANK, N.A.
Vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

JOHN H. POTTS, ESQUIRE, IN HIS
CAPACITY AS EXECUTOR OF THE
ESTATE OF RICHARD H. PURDY
AND PRESUMED TRUSTEE OF THE
RICHARD H. PURDY TRUST,
DATED NOVEMBER 7, 2003...ET AL

CHESTER COUNTY

NO. 2011-09484

NOTICE

To UNKNOWN BENEFICIARIES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003 and UNKNOWN TRUSTEES OF THE RICHARD H. PURDY TRUST, DATED NOVEMBER 7, 2003:

You are hereby notified that on 8/26/2011, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 2011-09484. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 104 NORTHSIDE ROAD, ELVERSON, PA 19520-8825 whereupon your property would be sold by the Sheriff of CHESTER County.

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

NOTICE

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

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

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

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NOTICE

In the Court of Common Pleas of Crawford County, Pennsylvania.

In Re: State Farm Bank, F.S.B

Plaintiff,

vs.

Kenneth Mook and Leeta Mook,

Defendants.

Attorney for Plaintiff: Louis P. Vitti, Esquire, Vitti and Vitti and Associates, P.C., 215 Fourth Ave., Pgh., PA 15222. (412) 281-1725.

COMPLAINT IN MORTGAGE FORECLOSURE

CASE NO. AD 2012-259

You have been named as Defendants in a civil action instituted by State Farm Bank, F.S.B. against you in this Court. This action has been instituted to foreclose on a Mortgage dated September 17, 2003, and recorded in the Recorder's Office of Crawford County in Mortgage Book Volume 674, page 1208 on September 29, 2003.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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COURT ADMINISTRATOR
CRAWFORD COUNTY COURTHOUSE
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Sept. 20-22	FALL BENCH BAR CONFERENCE***	ALL DAY	7 SUB & 3 Ethics
Sept. 27	PBI: The Proliferation of Hate Groups in America (g)	12 pm – 2 pm	2 SUB
Sept. 28	PBI: IRAs- What is Your Exit Strategy? (g)	9 am – 12:15 pm	3 SUB
Oct. 2	PBI: Family Law in the Internet Age (g)	9 am – 12:15 pm	3 SUB
Oct. 3	Beer & BULL Session: You Are What You Eat and Drink!***	5 pm – 6 pm	1 Ethic
Oct. 4	PBI: Realty Transfer Tax Update (g)	12 pm - 3:15 pm	3 SUB
Oct. 10	Custody Mediation Seminar	8:30 am-12:30 pm	TBD
Oct. 11	Brandywine Battlefield & Saving Our Historic Sites***	4 pm – 5 pm reception to follow	1 SUB
Oct. 12	PBI: How to Properly Document a Settlement Agreement (v)	9 am – 1:30 pm	4 SUB
Oct. 17	PBI: Family of Laws for the Family Lawyer (v)	9 am – 4:30 pm	6 SUB
Oct. 18	PBI: Thorny Issues in PA's Landlord Tenant Law (g)	9 am – 1:15 pm	4 SUB
Oct. 19	PBI: Preparing LLC Documents (g)	9 am – 12:15 pm	3 SUB
Oct. 22	PBI: Saving the Family Home in the Continuing Foreclosure Crisis (g)	12:30 pm-4:45 pm	4 SUB
Oct. 23	PBI: The 2 nd Season: Issues for Divorce over Fifty (g)	8:30 am-4:30 pm	5 SUB & 1.5 Ethics
Oct. 25	Immigration CLE***	TBD	TBD
Oct. 26	Pro Bono CLE for New Pro Bono Attorneys***	9 am – 1 pm	3 SUB & 1 Ethics
Oct. 30	PBI: iPad for Legal Professionals (v)	9 am – 5 pm	6 SUB
Oct. 31	PBI: 16 Annual Family Law Update (g)	8:30 am – 1:15 pm	4.5 SUB

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

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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, SEPTEMBER 20, 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 CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON **MONDAY, OCTOBER 22, 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 SHERIFF OF CHESTER CO.** THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 12-9-631
Writ of Execution No. 11-13554
DEBT \$397,964.10

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Quarry Ridge" dated 11/3/1997 and recorded in Chester County Plan File #15071, as follows, to wit:

BEGINNING at a point on the south-westerly side of Flagstone Circle, said point being a corner of Lot #145;

THENCE from said beginning point

along Lot #145 south 0 degrees, 01 minutes, 01 seconds west, 601.07 feet to a point on the northerly side of Old Wilmington Road (S.R. 4001);

THENCE along the same south 75 degrees, 44 minutes, 04 seconds west, 121.48 feet to a point in line of Lot #150;

THENCE along the same and along others the (2) courses and distances; (1) north 01 degrees, 35 minutes, 19 seconds east, 532.56 feet to a point and (2) north 05 degrees, 35 minutes, 07 seconds east, 105.00 feet to a point on the southerly side of Flagstone Circle;

THENCE along the same the (2) courses and distance; (1) south 84 degrees, 24 minutes, 53 seconds east, 57.09 feet to a point of curve and (2) on the arc of a circle curving to the left, having a radius of 275 feet, the arc distance of 27.05 feet to the first mentioned point and place of beginning.

BEING Lot #146 as shown on said Plan.

PARCEL No.: 37-4-178

BEING known as: 228 Flagstone Circle, Coatesville, PA 19320.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated August 31, 2004 and recorded October 15, 2004 in and for Chester County, Pennsylvania, in Deed Book Volume 6309, Page 1287, granted and conveyed unto Julian Ray and Maryann Ray, husband and wife.

PLAINTIFF: US Bank National Association (Trustee) AKA JP Morgan Mortgage Acquisition Trust 2006-WF1

VS

DEFENDANT: **JULIAN & MARYANN RAY**

SALE ADDRESS: 228 Flagstone Circle, Coatesville, PA 19320

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

SALE NO. 12-9-632
Writ of Execution No. 11-13548
DEBT \$479,840.25

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Glenhardie Farm, made by Yerkes Associates, Inc., Registered Professional Engineers, Bryn Mawr, PA, dated 1-10-1978 revised 5-31-1978 in Plan File #1696, as follows, to wit:

BEGINNING at a point on the north-

easterly side of Glenn Circle cul-de-sac, said point also being at a corner of Lot 23; thence extending from said beginning point and along Lot 23 north 86 degrees 37 minutes east, 164.28 feet to a point along a limited access highway, LR 1046; thence extending along same south 32 degrees 21 minutes 46 seconds east, 173.27 feet also along Lot 34, south 57 degrees 38 minutes 14 seconds west 122.09 feet to a point a corner of Lot 25; thence extending along same, north 45 degrees 38 minutes west 234.70 feet to a point on the northeasterly side of Glenn Circle cul-de-sac; thence extending around the same on a line curving to the left, having a radius of 50 feet, the arc distance of 41.67 feet to the first mentioned point and place of beginning.

CONTAINING 32,809 square feet of land, be the same more or less.

BEING Lot 24 as shown on said Plan.

BLR.: 43-2N-14.15

BEING known as: 849 Glenn Circle, Wayne, PA 19087-0000.

BEING the same premises which Paul A. Patton, Vivian C. Patton and Holly Patton Du Plessis, by Deed dated October 2, 1998 and recorded October 13, 1998 in and for Chester County, Pennsylvania, in Deed Book Volume 4435, Page 2022, granted and conveyed unto Gerald S. Nachman and Dorothy J. Nachman.

PLAINTIFF: US Bank National Association (Trustee) AKA Citigroup Mortgage Loan Trust, Mortgage ... DBA Wells Fargo Bank (Servicing Agent)

VS

DEFENDANT: **GERALD S. & DOROTHY J. NACHMAN**

SALE ADDRESS: 849 Glenn Circle, Wayne, PA 19087

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

SALE NO. 12-9-633

Writ of Execution No. 11-01666

DEBT \$484,599.10

ALL THAT CERTAIN piece or lot of ground, situate in the Township of Kennett, County of Chester, and State of Pennsylvania, bounded and described according to a Final Subdivision Plan known as "Banes Wood" made by C.D. Houtman and Son, Inc., dated 01/16/1987 as follows to wit:

BEGINNING at a point on the south east side of Bane Drive at a corner of land now or late of Louis M. Marson, Jr. on said Plan; thence extending from said beginning points along lands

now or late of Louis M. Marson, Jr. south 22 degrees 10 minutes east 476.71 feet to a point a corner of lands now or late of D. Antony DeFrank; thence extending along the same north 86 degrees 30 minutes 49 seconds west 330.00 feet to a point a corner of Lot No. 2; thence extending along the same the (2) following courses and distances: (1) north 35 degrees 54 minutes 50 seconds east 162.14 feet to a point; and (2) north 30 degrees 00 minutes west 245.00 feet to a point on the south east side of Bane Drive aforesaid; thence extending along the same the (2) following courses and distances: (1) north 60 degrees 00 minutes east 110.00 feet to a point of curve; and (2) on a line curving to the right, having a radius of 175 feet the arc distance of 86.94 feet to the first mentioned point and place of beginning.

BEING Lot #1 as on said Plan.

CONTAINING 1.974 acres.

PARCEL No.: 62-4-1441.1A

BEING known as: 996 Baneswood Drive, Kennett Square, PA 19348.

BEING the same premises which Dina Builders, a Pennsylvania Corporation, by Deed dated April 28, 1989 and recorded May 4, 1989 in and for Chester County, Pennsylvania, in Deed Book Volume 1524, Page 155, granted and conveyed unto Michael L. Moser and Susan T. Moser, husband and wife, as tenants by entirety.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **SUSAN & MICHAEL L. MOSER**

SALE ADDRESS: 996 Baneswood Dr, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **JOEL A. ACKERMAN, 908-233-8500**

SALE NO. 12-9-634

Writ of Execution No. 10-14458

DEBT \$512,143.22

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in East Marlborough Township, Chester County, Pennsylvania, bounded and described according to a Plan of Subdivision for Hicks Southeast Tract, made by Edward B. Walsh and Associates, Inc., Civil Engineers and Surveyors, dated 8/6/1999, last revised 7/19/2001 and recorded on 2/27/2002, as Plan #016116, as follows, to wit:

BEGINNING at a point on the north-westerly side of Mimosa Circle said point being a corner of Lot #121 of said Plan; thence along said

Lot #121 north 54 degrees 44 minutes 00 seconds west, 119.75 feet to a point; thence along open space north 35 degrees 16 minutes 00 seconds east, 60.25 feet to a point; thence along Lot #123 the 2 following courses and distances viz: (1) south 54 degrees 44 minutes 00 seconds east, 107.29 feet to a point and (2) south 08 degrees 38 minutes 06 seconds east, 35.88 feet to a point on the northwesterly side of Mimosa Circle; thence along said northwesterly side of Mimosa Circle by a curve deflecting to the left having a radius of 65.00 feet and an arc distance of 37.07 feet to a point the place of beginning.

BEING Lot #122 as shown on said Plan.

BEING Tax UPI #61-5-323

BEING known as: 474 Mimosa Circle, Kennett Square, PA 19348.

BEING the same premises which Thomas J. Phillips and Christine S. Phillips, husband and wife, by Deed dated January 12, 2007 and recorded January 26, 2007 in and for Chester County, Pennsylvania, in Deed Book Volume 7069, Page 1957, granted and conveyed unto Jacquelin McKenzie.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: JACQUELIN
McKENZIE

SALE ADDRESS: 474 Mimosa Circle, Kennett Square, PA 19348

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

SALE NO. 12-9-635

Writ of Execution No. 11-00848

DEBT \$180,956.70

ALL THAT CERTAIN tract of land, with dwelling and other improvements thereon situate in the Village of Coventryville, South Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner thereof, a spike in the former State Highway Route 23, in the Village of Coventryville, a corner of land of Jonathan Essick, 186.75 feet eastward from another public road leading northward there from thence extending along in the said highway by land of Coventryville Methodist Church and land of George Dunn, respectively, south 75 degrees 20 minutes east, 322 feet to a spike in said former highway; thence by land of George Dunn, south 14 degrees 50 minutes east 151 feet to a spike in a

public road leading southward from Coventryville to the new State Highway Route 23, thence along in said road, south 52 degrees 40 minutes west 20 feet to an iron pin; thence along in said road, south 20 degrees west 84.3 feet to a spike in the center of State Highway Route 23, thence along in the center thereof, north 72 degrees 23 minutes west 206.4 feet to a point in the center thereof, thence along in the same, north 72 degrees 23 minutes west 198.5 feet to a point in the center of said highway; thence by land of Jonathan Essick, north 22 degrees 05 minutes east, 213.20 feet to the place of beginning.

EXCEPTING thereout and thereout all that certain lot or piece of ground which Harry L. Sparks and Gertrude I. Sparks, his wife, by Deed dated 11/4/1971 recorded in Deed Book G-40 Page 369 conveyed unto William D. Nesley and Barbara Jean Nesley, his wife, as follows, to wit:

ALL THAT CERTAIN message and tract of land situate in South Coventry Township, County of Chester, Commonwealth of Pennsylvania, bounded and described in accordance with an office draft as prepared from a Deed and other office records by Ralph E. Shaner & Son Engineering Co. and more fully described as follows, to wit:

BEGINNING at a corner of other lands of Harry L. Sparks and Gertrude L. Sparks, husband and wife, said point being in the bed of the former State Highway Route No. 23 in the Village of Coventryville and being distant along and in said road from a corner of lands, now or formerly owned by Jonathan Essick, south 75 degrees 20 minutes east, 307.00 feet; thence from said point of beginning continuing along and in said road, south 75 degrees 20 minutes east, 15.00 feet to a corner of land, now or formerly of George Dunn; thence leaving said road and by lands of aforesaid George Dunn, south 14 degrees 50 minutes east, 151.00 feet to a corner in bed of Coventryville Road; thence along and in said Coventryville Road south 52 degrees 40 minutes west, 20.00 feet and south 20 degrees west, 84.3 feet to a corner a spike set in the middle of the relocated Pennsylvania Traffic Route No. 23 otherwise designated as Legislative Route No. 372 leading from Bucktown to Elverson; thence in and along the middle of said road, north 72 degrees 23 minutes west, 180.00 feet to a corner of other lands of Harry L. Sparks, et ux; thence along the latter lands the following three (3) courses and distances to wit: (1) north 17 degrees 37 minutes east, 100.00 feet; (2) south 87 degrees 7 minutes east, 107.68 feet; and (3) north 14 degrees 40 minutes east 100.00 feet to a corner in the middle of Old Traffic Route No. 23 and point of beginning.

TAX Parcel #: 20-03-0043
BEING known as: 1510 Old Ridge
Road, Pottstown, PA 19465

PLAINTIFF: Citimortgage Inc
VS
DEFENDANT: **STEPHEN
MATICHAH**

SALE ADDRESS: 1510 Old Ridge Rd,
Pottstown, PA 19465

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

SALE NO. 12-9-636
Writ of Execution No. 11-09602
DEBT \$311,391.07

ALL THAT CERTAIN lot or piece or ground with the buildings and improvements thereon erected, situate in the Township of West Whiteland, County of Chester, Commonwealth of Pennsylvania and described according to a Plan known as 'Sunset Grove' "Brook Bill Section" said Plan made by Earl R. Ewing, Registered Surveyor, dated August 14, 1959, as follows, to wit:

BEGINNING at a point on the title line in the bed of Samuel Road, said point being measured by the four following courses and distances along said title line through the bed of Samuel Road from its point of intersection with the extension of the northwesterly side of Brook Hill Road (40 feet wide): (1) north 68 degrees 16 minutes west 82.50 feet to a spike; (2) north 59 degrees 51 minutes west 458.50 feet to a point; (3) north 85 degrees 41 minutes west 133.30 feet to a spike and (4) south 50 degrees 25 minutes west 65.90 feet to a point of beginning; thence extending from said point of beginning, south 30 degrees 23 minutes east crossing the southeasterly side of Samuel Road 220 feet to a point; thence extending south 50 degrees 25 minutes west 100 feet to a point; thence extending north 30 degrees 23 minutes west recrossing the southeasterly side of Samuel Road 220 feet to a spike on the title line in the bed of Samuel Road aforesaid; thence extending north 50 degrees 25 minutes east measured, along the said title line through the bed of Samuel Road 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 39 as shown on the above mentioned Plan.

PARCEL No.: 41-8E-3

BEING known as: 1290 Samuel Road,
West Chester, PA 19380.

BEING the same premises which John B. Kendz and Linda K. Kendz, husband and wife, by Deed dated December 3, 1996 and recorded

April 2, 1997 in and for Chester County, Pennsylvania, in Deed Book Volume 4166, Page 1752, granted and conveyed unto Kenneth J. Doyle and Linda E. Doyle, husband and wife, as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: **KENNETH J. &
LINDA E. DOYLE**

SALE ADDRESS: 1290 Samuel Road,
West Chester, PA 19380

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

SALE NO. 12-9-637
Writ of Execution No. 11-10312
DEBT \$239,071.21

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan for Valley Springs, made by Drake and Waddington, Inc. Kennett Square, Pennsylvania, dated 3/09/1987 and last revised 6/11/1987 and filed in Chester County, as Plan No. 7247, as follows, to wit:

BEGINNING at a point on the east side of Lamberts Lane, said point being a corner of Lot No. 3 as shown on said Plan; thence extending from said point of beginning along the west side of Lamberts Lane north 84 degrees 3 minutes 20 seconds east 80.00 feet to a point, a corner of Lot No. 1; thence extending along the same south 1 degree 42 minutes 41 seconds east, 210.55 feet to a point in line of land now or late of Jeffrey K. Wright; thence extending along the same south 82 degrees 54 minutes 13 seconds east, 80.73 feet to a point, a corner of Lot No. 3, aforesaid; thence extending along the same north 1 degrees 42 minutes 40 seconds west, 192.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

CONTAINING 16,069 square feet of land, more or less.

PARCEL #3802023000

BLR No.: 38-2-235

BEING known as: 13 Lamberts Lane,
Coatesville, PA 19320.

BEING the same premises which Richard J. Denny, by Deed dated December 1, 2006 and recorded December 8, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7028, Page 2373, granted and conveyed unto Thomas J. Adams and Kimberly A. Adams,

husband and wife.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **THOMAS J. & KIM-BERLY A. ADAMS**

SALE ADDRESS: 13 Lamberts Lane,
Coatesville, PA 19320

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

SALE NO. 12-9-638

Writ of Execution No. 11-13938

DEBT \$268,605.02

ALL THOSE TWO CERTAIN tracts of land with the improvements thereon erected, situate in the Borough of Elverson, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

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

BEGINNING at a corner along the public road loading from Elverson, to the Conestoga Turnpike; thence along lands now or late of Henry M. Buchanan, south one hundred and thirty-five feet to a corner, in line of lands of Charles N. Shinglo; thence along the same lands west forty feet to a corner; thence along the same lands, north one hundred and thirty-five feet to a corner in the said road; thence along the said road, east forty feet to the place of beginning.

CONTAINING nineteen and five-sixth perches of land, be the same more or less.

TRACT NO. 2:

ALL THAT CERTAIN small lot of land, situate on the south side of Main Street in the Borough of Elverson, County of Chester, and Commonwealth of Pennsylvania, with the improvements thereon erected, bounded and described as follows, to wit:

BEGINNING at a point in or near the middle of Main Street, a corner of Tract No. 1 above, thence by said land south one degree west one hundred fifty feet to a stake; thence by the same north eighty-nine degrees fourteen minutes east, forty feet to a stake; thence by land of Ralph Keen, south one degrees west forty feet to an iron pin; thence by land of Hunter Slichter, south eighty-nine degrees fourteen minutes west , thence by land of Hunter Slichter, south eighty-nine degrees fourteen minutes west fifty-two feet three inches to an iron pin; thence by land now or late of

Lile McDonald, north one degree east, one hundred ninety feet to a point in or near the middle of said Main Street; thence along in the same, north eighty-nine degrees fourteen minutes east, twelve feet three inches to the place of beginning.

CONTAINING fourteen and two tenths perches of land, be the same more or less.

BLR NO: 13-4-38

BEING known as: 25 West Main Street, Elverson, PA 19520.

BEING the same premises which Robert M. Hicks and Virginia A. Hicks, husband and wife, by Deed dated November 8, 1993 and recorded November 15, 1993 in and for Chester County, Pennsylvania, in Deed Book Volume 3657, Page 1227, granted and conveyed unto Richard V. Slonaker and Virginia B. Slonaker, husband and wife.

PLAINTIFF: US Bank National Association (Trustee) AKA SASCO Mortgage Loan Trust 2006-WF2

VS

DEFENDANT: **RICHARD V. & VIRGINIA B. SLONAKER**

SALE ADDRESS: 25 West Main Street, Elverson, PA 19520

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

SALE NO. 12-9-639

Writ of Execution No. 11-11990

DEBT \$140,671.49

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Sadsbury Township, Chester County, Pennsylvania, bounded and described according to a Plan of Octorara Woods, made for Daniel C. Paul, by Berger and Hayes, Inc., Civil Engineers and Surveyors, dated 9/12/1988, last revised 9/27/1988 and recorded as Plan #8712, as follows, to wit:

BEGINNING at a point on the northerly side of Octorara Road, said point also being a corner of Lot #4; thence extending along the northerly side of Octorara Road, south 85 degrees 58 minutes 23 seconds west, 157.00 feet to a point, a corner of Lot #2; thence extending along same, north 04 degrees 13 minutes 06 seconds west, passing through a 20 feet wide drainage easement and crossing over a AT&T underground cable right of way, 375.44 feet to a point in line of lands now or late of Clarence F. Neal; thence extending along same, north 82 degree 06 minutes 20 seconds east, 157.32 feet to a point; a corner of Lot #4; thence along same, south 04 degrees 13 minutes 06 sec-

onds east, passing over AT&T underground cable, aforesaid, 386.06 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

CONTAINING 1.372 acres of land be the same more or less.

UPI/BLR NO 37-4-3-2

BEING known as: 303 Octorara Road, Parkesburg, PA 19365-9178.

BEING the same premises which Stephen B. Bingham and Debbie A. Bingham, husband and wife, by Deed dated July 31, 2003 and recorded July 31, 2003 in and for Chester County, Pennsylvania, in Deed Book Volume 5817, Page 442, granted and conveyed unto Gary A. Arnold and Tara L. Arnold, husband and wife, as tenants by the entireties.

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **GARY A. & TARA L.**

ARNOLD

SALE ADDRESS: 303 Octorara Road, Parkesburg, PA 19365

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

SALE NO. 12-9-640

Writ of Execution No. 12-02910

DEBT \$478,156.98

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate in the Township of Thornbury, County of Chester and Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point where the northeasterly line of Lot 293 intersects the cul-de-sac at the northeasterly terminus of Militia Hill Drive (50 feet wide) as illustrated on a certain Plan entitled "Subdivision Plan Bridlewood Farm Phase Seven" prepared by Taylor, Wiseman & Taylor (Drawing No. 355-75007-7) dated to December 16, 1996 and from said beginning point runs, thence, along the non-radial northeasterly line of Lot 293, (1) north 31 degrees 05 minutes 15 seconds west 258.68 feet to a point corner to the same in a southeasterly line of Open Space F, thence along Open Space F the following four courses (2) north 58 degrees 54 minutes 45 seconds east 68.65 feet to a point, thence (3) north 87 degrees 33 minutes 39 seconds east 69.91 feet to a point, thence (4) south 31 degrees 05 minutes 15 seconds east 171.21 feet to a point, thence (5) south 02 degrees 26 minutes 21 seconds east 38.76 feet to a non-radial point on the aforementioned cul-de-sac at

the northeasterly terminus of Militia Hill Drive, thence along the same a curve to the left having a radius of 63.00 feet through a central angle of 94 degrees 26 minutes 13 seconds (6) southwestwardly an arc distance of 103.84 feet to a point of reverse curvature, thence along a curve to the right having a radius of 37.00 feet through a central angle of 36 degrees 18 minutes 35 seconds (7) southwestwardly an arc distance of 23.45 feet to the point and place of beginning.

BEING Lot No. 294 on said Plan #13774

TAX Parcel #: 66-03-0010.040

BEING known as: 657 Militia Hill Drive, West Chester, PA 19382

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **SHELLY ANNE & TIMOTHY WAYNE SEIBERT**

SALE ADDRESS: 657 Militia Hill Dr, West Chester, PA 19382

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

SALE NO. 12-9-641

Writ of Execution No. 12-03166

DEBT \$166,323.16

ALL THOSE TWO CERTAIN parcels of land in the Township of Highland, Chester County, Commonwealth of Pennsylvania, as more fully described in Deed Book 940 Page 718 and Deed Book 037 Page 999, being known and described as metes and bounds property

ALL THAT CERTAIN lot or land, with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate on the southerly side of Pennsylvania State Highway No. 10 the road leading from Cochranville to Parkesburg, in West Fallowfield Township, formerly Highland Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made October 18, 1960 by Arthur Crowell, Registered Surveyor, as follows, to wit:-

BEGINNING at a point in the center line of Pennsylvania State Highway No. 10, said point of beginning being north sixty-four degrees, forty-three minutes east, two hundred ninety-eight and eight tenths feet from a corner of land of Theodore and Miriam Coswell; thence continuing along the center line of Pennsylvania State Highway No. 10 and by land of Carl Warner north sixty-five degrees, three minutes east, one hundred feet to a point; thence leaving said road and by

other land of Clifford W. Bair and Mabel A. Bair, the following three courses and distances as south thirty-two degrees, thirty-two minutes east, two hundred feet to an iron pin south sixty-five degrees, three minutes west, one hundred feet to an iron pin and north thirty-two degrees, thirty-four minutes west, two hundred feet, passing over an iron pin twenty-eight feet distant from the end of their course the piece of beginning.

CONTAINING 20,000.00 square feet of land be the same more or less.

TAX Parcel #: 44-5-1

BEING known as: 3219 Limestone Road, Cochranville, PA 19330

PLAINTIFF: Pennymac Mortgage Investment Trust Holdings
VS

DEFENDANT: **KENNETH & SHIRLEY A. JURY**

SALE ADDRESS: 3219 Limestone Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **LISA A. LEE, 215-627-1322**

SALE NO. 12-9-642

Writ of Execution No. 12-02756

DEBT \$477,553.30

TAX ID Number 21-4-19.5

ALL THAT CERTAIN lot or parcel of ground, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision known as Lynch Subdivision, made by David A. Plum, Inc., Malvern, PA., dated 5/20/1987, last revised 7/10/1987, as follows, being Lot 4.

COMMONLY known as: 241 Bertolet School Rd, Spring City, PA 19475

TAX Parcel #: 21-04-0019.050

BEING known as: 241 Bertolet School Road, Spring City, PA 19475

PLAINTIFF: Bank of America NA (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **EDITH E. & EDWARD M. SMITH**

SALE ADDRESS: 241 Bertolet School Road, Spring City, PA 19475

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

SALE NO. 12-9-643

Writ of Execution No. 12-01323

DEBT \$359,300.90

ALL THAT CERTAIN lot or piece of ground situate in the Township of South Coventry, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Master Subdivision Plan of "Ridglea", for Realen Homes, LLC made by Pradip Khandvala, Inc. Landscape Architecture Land Planning 8511 Germantown Ave., Phila., PA 19118 (215) 242-9530 fax (215) 242-3648, dated 8/2/1999, last revised 2/28/2001, and recorded as Plan #9015765, as follows to wit:

BEGINNING at a point on the south-westerly side of Holby Lane, a corner of Lot 30, thence extending along same, and in the bed of a 20 feet wide sanitary sewer easement, south 38 degrees 05 minutes 14 seconds west 124.66 feet to a point in the line of Open Space A, thence extending along same, and crossing the bed of 20 feet wide sanitary sewer easement, north 51 degrees 54 minutes 46 seconds west 67.84 feet to a point, thence extending still along the same, north 10 degrees 51 minutes 39 seconds west 73.28 feet to a point in the line of Lot 28, thence extending along same, north 81 degrees 38 minutes 35 seconds east 124.98 feet to a point on the westerly side of Holby Lane, aforementioned, thence extending along same along the arc of a circle curving to the left with a radius of 81.50 feet, the arc distance of 38.77 feet to a point of tangent, thence extending still along same, south 51 degrees 54 minutes 46 seconds east 1.84 feet to the point of beginning.

BEING Lot No. 29 on said Plan.

CONTAINING 11,480 square feet.

BEING Parcel No: 20-4-278

BEING known as: 128 Holby Lane, Pottstown, PA 19465

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

VS

DEFENDANT: **JENNIFER & RYAN HAGERTY**

SALE ADDRESS: 128 Holby Lane, Pottstown, PA 19465

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

SALE NO. 12-9-644
Writ of Execution No. 12-00628
DEBT \$190,455.00

ALL THAT CERTAIN Lot or Parcel of land with buildings and improvements thereon erected, situate in the Borough of South Coatesville, County of Chester and State 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 southwesterly side of Branford Way, said point being a corner of Lot #10 (as shown on said Plan); thence from said point of beginning extending along said road on a line curving to the left having a radius of 125.00 feet an arc distance of 93.48 feet to a point, being a corner of Lot #8; thence leaving said road extending along Lot #8 the two following courses and distances: (1) south 02 degrees 34 minutes 25 seconds west 21.48 feet to a point; thence (2) passing through the partition wall dividing the buildings on Lots #8 and #9 south 74 degrees 14 minutes 41 seconds west 100.22 feet to a point in line of Open Space, being a corner of Lot #8; thence extending partially along said Open Space north 15 degrees 45 minutes 19 seconds west 45.00 feet to a point, being a corner of Lot #10; thence leaving said Open Space extending along Lot #10 north 74 degrees 14 minutes 41 seconds east 100.14 feet to the first mentioned point and place of beginning.

TAX Parcel #: 9-10-47.9

BEING known as: 30 Branford Way, Coatesville, PA 19320

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA ABFC 2005-HE2 Trust

VS

DEFENDANT: **ROBERT A. CERTO**

SALE ADDRESS: 30 Branford Way, Coatesville, PA 19320

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

SALE NO. 12-9-646
Writ of Execution No. 10-09555
DEBT \$218,344.26

ALL THAT CERTAIN lot or piece of ground situate in Valley Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan of Beacon Hill made by Robert O. Drake &

Associates, Inc. Kennett Square PA dated March 6, 1992 and recorded September 28, 1995 as Plan No. 13118, as follows, to wit:

BEGINNING at a point on the northerly side of Pickney Drive (50 feet wide) said point also marking a corner of Lot 111 on said Plan; thence from said beginning point extending along the northerly side of Pickney Drive south 85 degrees 23 minutes 57 seconds west 24.00 feet to a point a corner of Lot 113; thence leaving said side of Pickney Drive and extending along Lot 113 north 04 degrees 36 minutes 03 seconds west passing through a party wall 130.00 feet to a point in line of lands now or late of Frank J. Zaleski; thence extending along lands north 85 degrees 23 minutes 57 seconds east 24.00 feet to a point a corner of Lot 111; thence extending along said Lot 111 south 04 degrees 36 minutes 03 seconds east passing through a party wall 130.00 feet to the first mentioned point and place of beginning.

CONTAINING 3120 square feet, more or less.

BEING Lot 112 on said plan

BEING UPI #38-2G-10

TAX Parcel #: 38-2G-10

BEING known as: 53 Pinckney Drive, Coatesville, PA 19320

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **ADRIENNE & CONSTANTINOS ZAMBARAS**

SALE ADDRESS: 53 Pinckney Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **DAVID FEIN, 215-627-1322**

SALE NO. 12-9-647
Writ of Execution No. 09-03078
DEBT \$152,714.29

ALL THAT CERTAIN lot of land situate in the Township of London Grove, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Sullivan Chase" made by Bursich Associates, Inc., dated August 23, 1989, last revised May 10, 1990 and recorded in Chester County Recorder of Deeds Office as Plan # 10528-10529 as follows, to wit:

BEGINNING at a point of curve on the northerly side of Franklin Court, a corner of Lot 14 on said Plan; thence extending from the beginning point along Franklin Court the 3 following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 400.00 feet, the arc dis-

tance of 31.30 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, having a radius of 30.00 feet, the arc distance of 22.29 feet to a point of reverse curve; (3) on the arc of a circle curving to the left, having a radius of 50.00 feet, the arc distance of 70.55 feet to a corner of Lot 12 on said Plan; thence extending along Lot 12 north 31 degrees 34 minutes 21 seconds west, 272.78 feet to a corner of Lot 78 on said Plan; thence extending along Lot 78 and also Lot 16 on said Plan south 89 degrees 37 minutes 01 second east, 307.59 feet to a corner of aforementioned Lot 14; thence extending along Lot 14 south 11 degrees 42 minutes 00 seconds west, 260.36 feet to the first mentioned point of beginning.

BEING Lot 13 on said Plan.

CONTAINING 50,185 square feet of land, more or less.

TAX Parcel #59-08-0193.130

BEING known as: 42 Franklin Court, Avondale, PA 19311

PLAINTIFF: JP Morgan Chase Bank NA

VS

DEFENDANT: **TERRILL J. KENNEDY**

SALE ADDRESS: 42 Franklin Court, Avondale, PA 19311

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

SALE NO. 12-9-648

Writ of Execution No. 11-00652

DEBT \$380,958.65

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the south side of Barnard Street, between Walnut and Matlack Streets, in the Borough or West Chester, Chester County, Pennsylvania bounded and described as follows, to wit:

BEGINNING on the north by said Barnard Street, on the west by and 18 feet wide public alley on the south by a 9 feet wide private alley, and on the east by a message and Lot of land now or late of Susan Acker, being 18 feet in from on said Barnard Street and extending back of that width at right angles, to said street 110 feet to the said private alley.

BEING known as: 116 East Barnard Street, West Chester, PA 19382

PROPERTY ID No.: 1-9-738

TITLE to said premises is vested in John G. Disaverio by Deed from Stouffer Living Trust dated November 29, 1994, by John J.

Stouffer Sandres S. Stouffer, Trustees dated 10/31/2006 recorded 11/02/2006 in Deed Book 6996 Page 1557.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **JOHN G. DISAVERIO**

SALE ADDRESS: 116 East Barnard St, West Chester, PA 19382

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

SALE NO. 12-9-649

Writ of Execution No. 10-05713

DEBT \$236,123.90

ALL THAT CERTAIN tract or piece of land situate in East Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the middle of a public road (40 feet wide) a corner of other lands of Robert L. Yerger; said point being distant south 32 degrees east, 558.32 feet from a corner of lands of the late Earl J. Pennypacker; thence along the middle of said road otherwise known as a State Highway and former Traffic Route #23 or Legislative Route #201, south 32 degrees east, 100 feet 0 inches to a corner of other lands of Yerger; thence along the same north 52 degrees east 210 feet 0 inches to a corner, and north 32 degrees west 100 feet 0 inches to a corner and continuing along the same south 52 degrees west, 210 feet 0 inches to the place of beginning.

CONTAINING 21,000 square feet of land

UPI #18-4-68

BEING the same premises which Donald J. Kitchick and Helen B. Kitchick by Deed dated 4/26/2002 and recorded 5/7/2002 in and for Chester County as Document ID # 10081794 granted and conveyed to John Youngblud and Patricia Youngblud, husband and wife.

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JOHN & PATRICIA YOUNGBLUD**

SALE ADDRESS: 1085 Old Schuylkill Rd, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **DANIELLE BOYLE-EBERSON, 215-572-5095**

SALE NO. 12-9-650
Writ of Execution No. 12-02845
DEBT \$78,463.69

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected designated in the Will of Rebecca Green, deceased later owner as No. 8 Ash Street, but generally designated as No. 10 Ash Street in South Coatesville Borough, County of Chester, Commonwealth of Pennsylvania described in accordance with a survey of Berger & Hayes, Inc. Consulting Engineers and Surveyors bearing date November 26, 1980 as follows;

BEGINNING at a point on the north line of Ash Street as the southwest corner of land now or late of William and Saundra Brunson; thence along said north line of said Ash Street, south 59 degrees 27 minutes west 62.46 feet to a point at the southeast corner of land now or lately of Clarence Washington; thence along last mentioned land north 28 degrees 50 minutes west 96.59 feet to a point on the south line of tract of land (designated as No. 9 Ash Street in the Will of the above mentioned Rebecca Green) devised by the aforementioned Rebecca Green to Mildred Brunson; thence along last mentioned land north 62 degrees 51 minutes 26 seconds east 57.31 feet to the southeast corner of land of Mildred Brunson and on line of aforesaid land of William and Saundra Brunson; thence along last mentioned land south 32 degrees east 93.17 feet to the point and place of beginning.

THE east line above described premises is the west line of the tract William and Saundra Brunson and also the western line of the portion of said tract which is the subject of the grant of a right of way 30 feet more or less, wide granted by said William and Saundra Brunson to John C. and Mildred H. Brunson by Deed about to be recorded to provide a means of ingress and egress, form the premises devised to them by Rebecca Green, as above mentioned.

BEING UPI #9-10-4.

TITLE to said premises is vested in Michael P. McHugh, Jr. by Deed from Ernest E. Campos and Irma Calzada-Gallegos, husband and wife, dated February 20, 2009 and recorded March 2, 2009 in Deed Book 7601, Page 2279.

PREMISES being known as: 125 Ash Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 09-10-0004

PLAINTIFF: Everbank

VS

DEFENDANT: **MICHAEL P. McHUGH, JR.**

SALE ADDRESS: 125 Ash Street, Coatesville, PA 19320

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

SALE NO. 12-9-651
Writ of Execution No. 12-02654
DEBT \$329,820.16

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Visits Farms, Section No. 2 made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pa. dated March 25, 1960 and last revised April 22, 1960, as follows, to wit:

BEGINNING at a point on the title line in the bed of Goshenville-Frazer Road (Route No. 352) (sixty feet wide) which point is measured the two following courses and distances from the point formed by the intersection of the said title line in the bed of Goshenville-Frazer Road with the center line of Monte Vista Drive (fifty feet wide) (extended) (1) extending from said point of intersection south fourteen degrees fifty six minutes ten seconds east five hundred fifty four and eight one hundredths feet to a point and (2) south thirteen degrees forty seven minutes fifty seconds east five hundred sixty eight and forty one hundredths feet to the point and place of beginning, thence extending from said beginning point north seventy six degrees twelve minutes ten seconds east two hundred forty one and seventy six one hundredths feet to a point, thence extending south forty two degrees nineteen minutes thirty seconds east one hundred sixty five and thirty seven one hundredths feet to a point, thence extending south seventy three degrees ten minutes forty seconds west three hundred twenty one and twenty one hundredths feet to a point in the title line in the bed of Goshenville-Frazer Road (Route No. 352) thence extending along said title line through the bed of said road north thirteen degrees forty seven minutes fifty seconds west one hundred sixty two and twenty four one hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot 13 on said Plan.

BEING parcel #53-4-69.1.

TITLE to said premises is vested in Thomas F. Springer and Kimberly J. Springer by Deed from Judith A. Springer and Edward Springer, dated May 29, 1997 and recorded June 11, 1997 in Deed Book 4188, Page 0121.

PREMISES being known as: 925 North Chester Road, West Chester, Pennsylvania 19380.

TAX I.D. #: 53-4-69.1

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **THOMAS & KIMBERLY SPRINGER**

SALE ADDRESS: 925 N. Chester Rd, West Chester, PA 19380

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

SALE NO. 12-9-652

Writ of Execution No. 11-13031

DEBT \$202,313.53

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described according to a Final Subdivision Plan of "Beacon Hill" made by Robert O. Drake & Associates, Inc., Kennett Square, PA dated March 6, 1992 and recorded September 28, 1995 as Plan File No. 13118 as follows, to wit:

BEGINNING at a point of curve on the easterly side of Thomas Circle, said point also marking a corner of Lot No. 101 on said Plan; thence from said beginning point along the easterly side of Thomas Circle the two following courses and distances; (1) on the arc of a circle curving to the left having a radius of 65.82 feet the arc distance of 17.83 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 52.63 feet to a point of compound curve on the southerly side of Beacon Street (50 feet wide); thence along the same the two following courses and distances; (1) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 3.32 feet to a point of tangency; (2) north 85 degrees 23 minutes 57 seconds east 173.17 feet to a point, a corner of Lot No. 136 "Open Space"; thence leaving said side of Beacon Street and extending along said Lot No. 136 "Open Space" and lands now or late of Russell J. Steidler south 22 degrees 18 minutes 41 seconds west 110.76 feet to a point, a corner of said Lot No. 101; thence extending along said Lot No. 101 the two following courses and distances; (1) north 67 degrees 41 minutes 19 seconds west 118.00 feet to a point; (2) south 70 degrees 16 minutes 54 seconds west 33.58 feet to the first mentioned point and place of beginning.

CONTAINING 11,964 square feet of land more or less.

BEING Lot No. 102 on said Plan.

BLR NO.: 38-2G-35

BEING known as: 522 Thomas Circle, Coatesville, PA 19320.

BEING the same premises which Robert J. Peoples and Jessica S. Peoples, husband and wife, by Deed dated February 27, 2009 and recorded March 3, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7603, Page 598, granted and conveyed unto Matthew Robinson and Michelle Robinson, as tenants by entirety.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **MATTHEW & MICHELLE ROBINSON**

SALE ADDRESS: 522 Thomas Circle, Coatesville, PA 19320

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

SALE NO. 12-9-653

Writ of Execution No. 09-00997

DEBT \$354,958.87

ALL THAT CERTAIN lot or piece of ground with the buildings & improvements thereon erected, situate partly in West Whiteland Township & Uwchlan Township, Chester County, PA, described in accordance with a map or plan made for Whitford Country Club, by Yerkes Engineering Co. Bryn Mawr, PA., dated 12/10/1963, as follows, to wit:

BEGINNING at a point in the center of a cul-de-sac (40 feet radius) located at the terminus of Whiteland Hunt Road, which is measured along the center line of Whiteland Hunt Road (40 feet wide) the ten (10) following courses and distances from its intersection with the center line of Whitford Hills Road (40 feet wide) 1) north 36 degrees 59 minutes east, 54.20 feet; 2) northeastwardly on the arc of a circle curving to the right, with a radius of 150 feet, the arc distance of 54.98 feet; 3) north 57 degrees 59 minutes east, 97.68 feet; 4) northeastwardly on the arc of a circle curving to the right, with a radius of 325 feet, the arc distance of 183.97 feet; 5) south 89 degrees 35 minutes east 249.88 feet; 6) northeastwardly on the arc of a circle curving to the left, with a radius of 230 feet, the arc distance of 86.84 feet; 7) north 68 degrees 47 minutes east, 371.10 feet; 8) northeastwardly on the arc of a circle curving to the left, with a radius of 715.51 feet, the arc distance of 112.36 feet; 9) northeastwardly on the arc of a circle curving to the right, with a radius of 722.79 feet the arc distance of 227.07 feet; & 10) on the arc of

a circle curving to the left, with a radius of 715.51 feet the arc distance of 112.39 feet; thence from said point of beginning along Lot #157, north 21 degrees 13 minutes west 320.40 feet; thence north 67 degrees 50 minutes east 120.00 feet to a marble stone; thence south 31 degrees 28 minutes east, 304.46 feet to a marble stone; thence south 18 degrees 42 minutes east 22.82 feet to a point in the center line of a certain 40 foot wide right-of-way; thence along the center line of said right-of-way, south 68 degrees 47 minutes west, 173.13 feet to the center line of the cul-de-sac first mentioned and place of beginning.

BEING Lot #158 on said Plan.

TITLE to said premises is vested in Daniel Haley a/k/a Daniel J. Haley by Deed from Daniel J. Haley and Dawna-Prahl Haley, husband and wife, dated March 22, 2002 and recorded April 11, 2002 in Deed Book 5253, Page 153.

PREMISES being known as: 601 Whiteland Hunt Road, Downingtown, Pennsylvania 19335.

TAX I.D. #: 41-04-0002.2500

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **DANIEL HALEY (AKA)**

SALE ADDRESS: 601 Whiteland Hunt Road, Downingtown, PA 19335

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

SALE NO. 12-9-654

Writ of Execution No. 12-00471

DEBT \$254,484.38

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being:

UNIT number: Lot 3 in Branford Village, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Branford Village, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 4888, Page 85 (referencing Subdivision Plan 9015651).

UPI #47-3-178

BEING known as: 105 Military Road,

Coatesville, PA 19320

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

VS

DEFENDANT: **DAVID & JESSICA SOMMERS**

SALE ADDRESS: 105 Milbury Rd, Coatesville, PA 19320

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

SALE NO. 12-9-655

Writ of Execution No. 11-05097

DEBT \$127,034.07

Thomas P. Rickards, III owner of the property situate in the Borough of Oxford, Chester County, PA being 1741 Old Baltimore Pike, Oxford, PA 19363.

BEING UPI #56-4-54.2.

IMPROVEMENTS commercial garage and mobile home

PLAINTIFF: County Savings Bank

VS

DEFENDANT: **THOMAS P. RICKARDS, III**

SALE ADDRESS: 1741 Old Baltimore Pk, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ROBERT E. TINNEY, 610-461-1520**

SALE NO. 12-9-656

Writ of Execution No. 11-05098

DEBT \$244,079.89

Thomas P. Rickards, III owner of the property situate in the Borough of Oxford, Chester County, PA being 1735 Old Baltimore Pike, Oxford, PA 19363

BEING UPI #56-4-54.3

IMPROVEMENTS residential dwelling & barn

PLAINTIFF: County Savings Bank

VS

DEFENDANT: **THOMAS P. RICKARDS, III**

SALE ADDRESS: 1735 Old Baltimore Pk, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ROBERT E. TINNEY, 610-461-1520**

SALE NO. 12-9-657

Writ of Execution No. 12-03878

DEBT \$312,253.26

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

BEING known as 765 East Avondale Road, West Grove, PA 19390

PARCEL number: 59-08-0152.030

IMPROVEMENTS: residential property

PLAINTIFF: Ocwen Loan Servicing, LLC

VS

DEFENDANT: **ERIC & KELLY QUINN**

SALE ADDRESS: 7645 East Avondale Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **AMY GLASS, 856-669-5400**

SALE NO. 12-9-659

Writ of Execution No. 12-02740

DEBT \$24,691.21

ALL THE RIGHT, title, interest and claims of Glenn A. Blessing and Cathleen M. Blessing, in and to the following described property.

ALL THAT CERTAIN parcel situate in the Township of Uwchlan, being more fully described at DBV 6358, Page 2077.

HET a dwelling K/A 216 Bauman Circle, Exton, PA 19341.

UNIFORM parcel identifier tax parcel no. 33-05J-302.

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **GLENN A. BLESSING & CATHLEEN M. BLESSING**

SALE ADDRESS: 216 Bauman Circle, Exton, PA 19341

PLAINTIFF ATTORNEY: **BRETT A. SOLOMON, 412-566-1212**

SALE NO. 12-9-660

Writ of Execution No. 12-00163

DEBT \$327,455.26

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, described according to a Plan for Providence Hill, made by Edward B. Walsh and Associates, Inc., dated 12-12-2003 last revised 12-14-2004 and recorded as Plan File No. 17297, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Road A (Providence Hill Road), a corner of Lot 18 on said Plan, thence extending along said Lot, south 04 degrees 05 minutes 13 seconds east 165.00 feet to a point in line of lands now or formerly of Nino and Sigred Dirado, thence extending along said lands, south 85 degrees 54 minutes 47 seconds west 70.00 feet to a point a corner of Lot 20, thence extending along said Lot, north 04 degrees 05 minutes 13 seconds west 165.00 feet to a point on the southerly side of Road A (Providence Hill Road), thence extending along same, north 86 degrees 54 minutes 47 seconds east 70.00 feet to the first mentioned point and place of beginning.

CONTAINING 11,550 square feet more or less.

BEING Lot 19 on said Plan.

BEING known as: 232 Providence Hill Road, Coatesville, PA 19320

PROPERTY ID No.: 47-5-148

TITLE to said premises is vested in Eleuza Desouza by Deed from Rouse/Chamberlin, LTD., a Pennsylvania Limited Partnership dated 07/11/2006 recorded 07/18/2006 in Deed Book 6900 Page 853 or at Instrument Number.

PLAINTIFF: Bank of America N A (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **ELEUZA DESOUSA**

SALE ADDRESS: 232 Providence Hill Rd, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **AMY GLASS, 856-669-5400**

SALE NO. 12-9-661

Writ of Execution No. 11-12875

DEBT \$1,027,436.31

ALL THAT CERTAIN lot or piece of ground designated as Parcel No. 2 on the Subdivision Plan made for Kenneth Fleck, dated December 21, 1993, last revised August 1, 1994, prepared by Hopkins & Scott, Inc., Registered Surveyors, Kimberton, PA, situate in West Vincent Township, Chester County, Pennsylvania, said Parcel being more fully described as follows, to wit:

BEGINNING at an interior point, an iron pin, a corner of Parcel #1 on said Plan; thence along same south 51 degrees 37 minutes east 207.95 feet to an iron pin in line of lands of Robert Burck; thence along same south 45 degrees 24 minutes west 226.61 feet to an iron pin, a corner of

lands of Timothy Maxwell; thence along same the two (2) following courses and distances, (1) north 50 degrees 20 minutes west 50.07 feet to an iron pin, and (2) north 51 degrees 08 minutes 50 seconds west 323.96 feet to an iron pin, a corner of lands of Harold Aman; thence along same north 38 degrees 23 minutes east 293.50 feet to an iron pin, a corner of lands of Alan Martin; thence along same and crossing the terminus of a proposed 20 foot wide right-of-way, south 51 degrees 37 minutes east 195.00 feet to a point in line of Parcel #1; thence along same south 39 degrees 23 minutes west 72.37 feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN tract or piece of land situate in West Vincent Township, Chester County, Pennsylvania, designated as the existing and proposed 20 foot wide right-of-way for private drive on the Subdivision Plan made for Kenneth Fleck, dated December 21, 1993 and last revised September 8, 1994, prepared by Hopkins & Scott, Inc., Registered Surveyors, Kimberton, Pa, said right-of-way being more fully described as follows, to wit:

BEGINNING at a point in the bed of St. Matthews Road (LR #15079) (33 feet wide), a corner of lands of Dale Fleck; thence from said beginning point and along lands of Dale Fleck and the southeasterly side of said 20 foot wide right-of-way the four (4) following courses and distances, (1) leaving said St. Matthews Road, south 17 degrees 15 seconds east 24.12 feet to a point, (2) south 38 degrees 45 minutes west 58.61 feet to a point of curvature, (3) on a line curving to the left having a radius of 20.00 feet and an arc length of 28.62 feet to a point of tangency, and (4) south 43 degrees 15 minutes east 50.96 feet to a point on the southeasterly side of said right-of-way and a corner of lands of Frank Barton; thence along the same the three (3) following courses and distances, (1) south 39 degrees 23 minutes west 158.88 feet to a point of curvature, (2) on a line curving to the left having a radius of 20.00 feet and an arc length of 28.84 feet to a point of tangency, and (3) south 43 degrees 15 minutes east 97.20 feet to an iron pin, a corner of Parcel #1 on said Plan; thence along same south 39 degrees 23 minutes west 247.63 feet to an iron pin, a corner of Parcel #2 of which this right-of-way is a part; thence along same and crossing the terminus of said right-of-way north 51 degrees 37 minutes west 20.00 feet to an iron pin on the northwesterly side of said right-of-way, a corner of lands of Allan Martin; thence along same the two (2) following courses and distances, (1) north 39 degrees 23 minutes east 230.39 feet to an iron pin, and (2) north 43 degrees

15 minutes west 114.79 feet to a point; thence partially along lands of Martin and lands of Catherine Derrickson the three (3) following courses and distances, (1) north 39 degrees 23 minutes east 176.26 feet to a point, (2) north 43 degrees 15 minutes west 68.16 feet to a point, and (3) north 38 degrees 45 minutes east 106.68 feet to the first mentioned point and place of beginning.

BEING Parcel Number 25-5-18.4

BEING the same premises which Kenneth L. Fleck and Renee L. Fleck, husband and wife, and Andrew D. Fleck and Jody L. Fleck, husband and wife, by Deed dated March 9, 1995 and recorded March 9, 1995 in Chester County in Record Book 3869, page 1108, granted and conveyed unto Kenneth L. Fleck and Renee L. Fleck, husband and wife, in fee.

PLAINTIFF: Customers Bank (FKA)
FKA New Century Bank

VS

DEFENDANT: **KENNETH &
RENEE FLECK**

SALE ADDRESS: 1946 St. Matthews
Road, Phoenixville, PA 19460

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

SALE NO. 12-9-662

Writ of Execution No. 11-12873

DEBT \$1,027,436.31

ALL THAT CERTAIN tract of land, situate in West Vincent Township, Chester County, Pennsylvania described according to a survey made by Henry H. Hopkins, Jr., Registered Surveyor, Kimberton, PA on January 23, 1962 as follows, to wit:

BEGINNING at an iron pin on the northerly side of St. Matthew's Road (33 feet wide – Legislative Rt. #15079), said point being north 38 degrees 45 minutes east 59.00 feet measured from an iron pipe at the base of a concrete fence post, a corner of Catharine Derrickson and Milton and Erma Clevenstine; thence from said beginning north 80 degrees 00 minutes east 161.05 feet to a point in the bed of St. Mathew's Road; thence leaving said road, along lands of M. and E. Clevenstine, the six following courses and distances: (1) south 32 degrees 37 minutes east 163.07 feet to an iron pin; (2) south 46 degrees 45 minutes west 223.66 feet to an iron pin; (3) north 43 degrees 15 minutes west 194.23 feet to a point of curve; (4) thence on a line curving to the right with a radius of 20 feet, the arc distance of 28.62 feet to a point of tangent; (5) north 38 degrees 45 minutes east 58.61 feet to a point; (6) north 17

degrees 15 minutes west 24.12 feet to a point in the bed of St. Mathew's Road; thence north 38 degrees 45 minutes east 33.57 feet to the first mentioned point and place of beginning.

BEING known as 1954 St. Matthew's Road

BEING Parcel No. 25-5-18.1

BEING the same premises which Milton Clevenstine and Erma A. Clevenstine, his wife, by Indenture bearing date the 24th day of February A.D. 1962 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, PA in Deed Book X33, Page 275 granted and conveyed unto Clinton Dale Fleck and Sylvia Fleck, his wife, in fee.

PARCEL/BLR No. 25-5-18.1

IMPROVEMENTS: residential dwelling

PLAINTIFF: Customers Bank (FKA) FKA New Century Bank

VS

DEFENDANT: **CLINTON & SYLVIA FLECK**

SALE ADDRESS: 1954 St. Matthews Road, Phoenixville, PA 19460

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

SALE NO. 12-9-663

Writ of Execution No. 12-02692

DEBT \$131,744.89

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Franklin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for property owned by Isabel R. Goodwin, et al and Goodwin Associates, LP, made by Crossan – Raimato, Inc., dated August 28, 2000 last revised March 23, 2001 and recorded as Plan File #15742 as follows, to wit:

BEGINNING at a point on the title line in the bed of Wickerton Road, a corner of Lot No. 6 on said Plan; thence extending from said beginning point along the aforesaid title line the three following courses and distances; (1) north 71 degrees 8 minutes 49 seconds west 38.68 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 198.72 feet to a point; and (3) north 38 degrees 36 minutes 58 seconds west 180.10 feet to a point; a corner of Lot 2B on said Plan; thence leaving the aforesaid title line, along Lot 2B, north 53 degrees 4 minutes 35 seconds east 100.88 feet to a point in line of Lot 6 on said Plan; thence

extending along same the two following courses and distances; (1) south 68 degrees 23 minutes 11 seconds east 332.94 feet to a point and (2) south 21 degrees 36 minutes 49 seconds west 219.39 feet to a point on the title line in the bed of Wickerton Road, being the first mentioned point and place of beginning.

BEING Lot 5 as shown on the aforementioned Plan.

BEING Chester County UPI 72-2-6.2

TITLE to said premises is vested in Ernest P. Kollias, Jr. and Donna K. Kollias, husband and wife, by Deed from Jack T. Marshall and Janet Ruggieri-Marshall, husband and wife, dated May 20, 2004 and recorded May 21, 2004 in Deed Book 6163, Page 2270, Instrument No.: 10415380.

PREMISES being known as: 1013 Wickerton Road, Landenberg, Pennsylvania 19350.

TAX I.D. #: 72-2-6.2

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ERNEST & DONNA KOLLIAS**

SALE ADDRESS: 1013 Wickerton Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: **BRIAN LAMANNA, 215-790-1010**

SALE NO. 12-9-664

Writ of Execution No. 12-02385

DEBT \$246,274.09

ALL THAT CERTAIN unit in property known, named, identified and referred to as Rose Hill II Condominium in the Amended and Restated Declaration of Condominium and Plats and Plans for Rose Hill II Condominium, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which property has been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, as amended (68 PA C.S. Section 3101 et seq.) by the recording, in the Office of the Recorder of Deeds in and for the County of Chester, of a Declaration dated 11/7/2003 and recorded on 11/10/2003 in Record Book 5972, Page 988 et seq., as amended and restated in an Amended and Restated Declaration of Condominium for Rose Hill II dated 12/20/2004 and recorded on 12/20/2004 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6366, Page 1097, et seq (the "Declaration"), as such Declaration was further amended to convert Phase I of the Convertible Real Estate by an Amendment to Declaration for Phase I of the Convertible Real

Estate of Rose Hill II Condominium dated 12/20/2004 and recorded on 12/20/2004 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6366, Page 1212 et seq. and possible additional amendments thereto to include additional Phases of Convertible Real Estate, said Unit being designated in the Declaration as amended and in the Plats and Plans as Unit 301, together with the proportionate undivided interest, or Percentage Interest, in the Common Elements as set forth in the Declaration, which Percentage Interest will change as set forth in Exhibit "K" to the Declaration upon the recording of amendment(s) to the Declaration as amended for future Phase(s) of Convertible Real Estate, if any.

TOGETHER with the right to exclusive use of Limited Common Elements as set forth in the Declaration, as amended, and as shown on the Plats and plans.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions, provisions, exceptions and reservations as contained and set forth in such Declaration, as amended, as the same may be further amended, and in the Plats and Plans, and in the Bylaws and Rules and Regulations of the Rose Hill II Condominium Association, or its successors, as each of the foregoing documents may be amended from time to time, and further under and subject to other existing restrictions, rights-of-way, easements and agreements of record.

THE GRANTEES, for and on behalf of the Grantees and the Grantees' heirs, personal representatives and assigns, by the acceptance of this Deed, covenant and agree to pay such charges for the maintenance, repairs, replacements and other expenses in connection with the Common Elements as may be assessed from time to time by the Executive Board of Rose Hill II Condominium Association, or its successors, in accordance with the Uniform Condominium Act as amended, and further covenant and agree that the Unit conveyed by this Deed, shall be subject to a lien for all amounts so assessed and that, except insofar as said Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments, this covenant shall run with and bind the land and Unit hereby conveyed and all subsequent owner thereof.

BEING UPI No. 53-6-1961

TITLE to said premises is vested in Rajesh Roy and Rincy Mathews by Deed from Zarelli Group, LLC, a PA Limited Liability Company dated October 9, 2007 and recorded November 1, 2007 in Deed Book 7297, Page 2039.

PREMISES being known as: 1324 West Chester Pike #301, West Chester, Pennsylvania 19382.

TAX I.D. #: 53-6-1961

PLAINTIFF: Bank of America N A (S/B/M) DBA BAC Home Loans Servicing LP (F/K/A) FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **RINCY MATHEWS and RAJESH ROY**

SALE ADDRESS: 1324 West Chester Pike Unit #301, Rose Hill Condominium, West Chester, PA 19382

PLAINTIFF ATTORNEY: **HEIDI R. FINSTON SPIVAK, 215-790-1010**

SALE NO. 12-9-665

Writ of Execution No. 12-04020

DEBT \$193,939.03

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

BEING known as 1504 Oak Street, Coatesville, PA 19320

PARCEL Number: 39-3R-71

IMPROVEMENTS: residential property

PLAINTIFF: Bank of America N.A.

VS

DEFENDANT: **MERCEDES ALARCON**

SALE ADDRESS: 1504 Oak Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHERRI J. BRAUNSTEIN, 856-669-5400**

SALE NO. 12-9-666

Writ of Execution No. 12-03826

DEBT \$146,407.25

ALL THAT CERTAIN parcel of ground situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania described according to a record plan of Chester Hollow Townhouses prepared for Gary Kauffman by Momenec-King Associates Consulting Engineers, dated June 28, 1985 and last revised by G.D. Houtman & Son, Inc., December 12, 1987, as follows:

BEGINNING at an interior point, the said point being the southwesternmost corner of Lot 50 herein described; the said point being located in reference to the point of intersection of the centerline of Harrison Road east with the center-

line of Chester Hollow Road as follows: from the said point of intersection south 84 degrees 55 minutes east 164.0 feet to a point; thence north 9 degrees 57 minutes east 6.50 feet to a point; thence north 68 degrees 17 minutes east 314.12 feet to a point; thence north 60 degrees 44 minutes 26 seconds east 32.13 feet to a point; thence north 16 degrees 08 minutes 22 seconds west 75.33 feet to the first mentioned point and place of beginning; thence from the first mentioned point and place of beginning north 16 degrees 08 minutes 33 seconds west 24.47 feet to a point; thence passing through a party wall between building 51 and building 50 north 73 degrees 51 minutes 27 seconds east 74.0 feet to a point; thence south 16 degrees 08 minutes 33 seconds east 24.47 feet to a point; thence passing through a party wall between building 50 and building 51 south 73 degrees 51 minutes 27 seconds west 74.0 feet to the first mentioned point and place of beginning.

BEING Chester County Tax Parcel 53-6-1862

BEING the same premises which Leroy Branton, Jr. and Vivian Branton by Deed dated June 21, 1990 and recorded July 20, 1990 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 2081, Page 429, granted and conveyed unto Janet E. Fee.

IMPROVEMENTS to property: residential dwelling

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **JANET E. FEE**

SALE ADDRESS: 50 Harrison Road East, West Chester, PA 19380

PLAINTIFF ATTORNEY: **KEITH MOONEY, 610-376-6651**

SALE NO. 12-9-667

Writ of Execution No. 12-02864

DEBT \$286,846.46

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of West Caln, County of Chester, State of Pennsylvania, bounded and described according to a Plan for Robert L. & Selema A. Baldwin, made by Jeffrey T. Burrell, Sr., P.E. & Associates, dated 9/14/2001, last revised 4/11/2002 and recorded 5/23/2002 as Plan #16227 as follows, to wit:

BEGINNING at a point on the south-westerly side of proposed street to be known as Toby Road, said point being a corner of Lot #17 (as shown on said Plan): thence from said point of

beginning extending along said road the 2 following courses and distances: 1) south 18 degrees 51 minutes 41 seconds east 205.05 feet to a point of curve, thence 2) on a line curving to the left having a radius of 175.00 feet an arc distance of 67.55 feet to a point, being a corner of Lot #2; thence leaving said road extending along Lot #2 and partially along Lot #1 south 49 degrees 01 minutes 18 seconds west 195.26 feet to a point, being a corner of lands now or late of Alfred C. & Hilda J. Baldwin; thence leaving Lot #1 extending partially along lands of Baldwin north 22 degrees 31 minutes 38 seconds east 345.15 feet to a point, being a corner of Lot #17; thence leaving lands of Baldwin extending along Lot #17 north 71 degrees 08 minutes 19 seconds east 190.08 feet to the first mentioned point and place of beginning.

BEING Lot #18 on the above mentioned Plan.

BEING known as 101 Toby Road.

BEING UPI #28-5-273.

TITLE to said premises is vested in Han Van Pham by Deed from Robert I. Baldwin and Selema A. Baldwin, dated August 5, 2005 and recorded August 29, 2005 in Deed Book 6600, Page 1520.

PREMISES being known as: 101 Toby Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 28-5-273

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **HAN VAN PHAM**

SALE ADDRESS: 101 Toby Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HEIDI R. FINSTON SPIVAK, 215-790-1010**

SALE NO. 12-9-668

Writ of Execution No. 12-03229

DEBT \$203,417.94

ALL THAT CERTAIN store houses and lot or piece of land with the buildings and improvements hereon erected, hereditaments and appurtenances, situate in Elkview, Penn Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the east side of the public road leading from Russellville to New London in a line of land of the Philadelphia and Baltimore Central Railroad and running thence by the same north 16-1/4 degrees, west 51 feet to a stone; thence by land of said Railroad Company north 75-1/4 degrees east 5-9/10 feet to a stone in the center of said public road as the same widens north of the land of the said Railroad

Company; thence along the center of said public road and by land late of H.D. Ingram, north 14-3/4 degrees west 87 feet to a corner in said road; thence by land now or late of Thomas M. Hodgson, south 75-1/4 degrees west, 150 feet to a corner; thence by the same south 14-3/4 degrees east, 115 feet to a stone set for a corner in the north line of the right of way of the said Philadelphia Baltimore Central Railroad Company; thence by the north 80 degrees east 152 feet to a place of beginning.

KNOWN as: 2897 Newark Road, West Grove, Pennsylvania, 19390

BEING UPI No. 58-3-31.

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **DENISE KING**

SALE ADDRESS: 2897 Newark Road, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ASHLEY L. LERCH, 610-458-2997**

SALE NO. 12-9-669

Writ of Execution No. 12-03858

DEBT \$152,874.94

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

BEING known as 48 Stone Pipe Hill Road, Coatesville, PA 19320

PARCEL Number: 37-4-63

IMPROVEMENTS: residential property

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KEITH WALKER**

SALE ADDRESS: 48 Stone Pipe Hill Road, (Sadsbury Township), Coatesville, PA 19320

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

SALE NO. 12-9-670

Writ of Execution No. 12-02188

DEBT \$418,263.21

BY virtue of a Writ of Execution No. 2012-02188

OWNER(S) of property situate in the Township of Upper Uwchlan, Chester County, Pennsylvania, being 349 Dartmouth Road, Chester Springs, PA 19425-3839

UPI No. 32-4-397

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$418,263.21

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **KRIS & WILLIAM**

BLOCK

SALE ADDRESS: 349 Dartmouth Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 12-9-671

Writ of Execution No. 12-02656

DEBT \$221,992.20

BY virtue of a Writ of Execution No. 12-02656

OWNER(S) of property situate in the Township of West Bradford, Chester County, Pennsylvania, being 910 Dogwood Hill Road A/K/A 910 Dogwood Hills Road, West Chester, PA 19380-1667

UPI No. 50-6-50.13

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$221,992.20

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **RICHARD & SANDRA MIELE**

SALE ADDRESS: 910 Dogwood Hill Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 12-9-672

Writ of Execution No. 12-03048

DEBT \$210,717.13

BY virtue of a Writ of Execution No. 12-03048

OWNER(S) of property situate in the Village of Honeybrook, Chester County, Pennsylvania, being 4240 Horseshoe Pike, Honey Brook, PA 19344-8781

UPI No. 12-4-21

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$210,717.13

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **FLOYD & JOANN HILL**

SALE ADDRESS: 4240 Horseshoe Pike, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **ROBERT**

W. CUSICK, 215-563-7000**SALE NO. 12-9-673****Writ of Execution No. 12-01358****DEBT \$68,701.04**

BY virtue of a Writ of Execution No.
12-01358

OWNER(S) of property situate in the
Borough of West Chester, Chester County,
Pennsylvania, being 351 Hannum Avenue, West
Chester, PA 19380-2858

UPI No. 1-8-629

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$68,701.04

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **DENNIS E. HAG-**

GERTY

SALE ADDRESS: 351 Hannum
Avenue, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-563-7000**

SALE NO. 12-9-674**Writ of Execution No. 12-00098****DEBT \$301,546.52**

BY virtue of a Writ of Execution No.
12-00098

OWNER(S) of property situate in the
Township of Wallace, Chester County,
Pennsylvania, being 11 Ashlea Drive, Glenmoore,
PA 19343-1435

UPI No. 31-4-187

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$301,546.52

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAMES & VALERIE**

JENKS

SALE ADDRESS: 11 Ashlea Drive,
Glenmoore, PA 19343

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

SALE NO. 12-9-675**Writ of Execution No. 12-02758****DEBT \$225,180.88**

BY virtue of a Writ of Execution No.
12-02758

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

Pennsylvania, being 211 Dove Drive, Lincoln
University, PA 19352-1724

UPI No. 69-3-135

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$225,180.88

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **DALE & KATH-
LEEN TETER**

SALE ADDRESS: 211 Dove Drive,
Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **JOHN M.
KOLESNIK, 215-563-7000**

SALE NO. 12-9-677**Writ of Execution No. 09-06704****DEBT \$286,350.19**

ALL THAT CERTAIN lot or piece of
ground, situate in West Nottingham Township,
Chester County, Pennsylvania, bounded and
described, as follows, to wit:

BEGINNING at a stone in the middle
of the central division of the Philadelphia and
Baltimore and Washington Railroad and running
thence by lands now or late of Atwood
Montgomery, south 87.5 degrees west, 54 perches
to a stone; thence along the middle of public road
leading to Rising Sun by said Montgomery's land
and land late of Samuel Brown, south 01 degrees
east, 44 perches to a stone; thence dividing from
remaining land late of John Brown, south 87
degrees east, 31.8 perches to a stone in the middle
of the aforesaid railroad; thence along said rail-
road, north 18.75 degrees east, 56.7 perches to the
place o beginning.

CONTAINING 13 acres and 80 perch-
es of land be the same more or less.

EXCEPTING and reserving thereout
and therefrom all that certain lot or piece of
ground, situate in West Nottingham Township,
Chester County, Pennsylvania, according to a sur-
vey thereof made by T.G. Colesworthy, County
Surveyor, as follows, to wit:

BEGINNING at an iron pin set in the
middle of the tracks of the Philadelphia and
Baltimore Central Railroad Company and at a cor-
ner of land now or late of Harry J. Krause; thence
extending along the middle of said railroad tracks,
north 22 degrees 30 minutes east, 686.06 feet to an
iron pin; thence still extending along the middle of
said tracks by a curved line curving toward the
west, the chord of said arc being north 21 degrees
47 minutes east, 244.54 feet to an iron pin set in
the line of land now or late of Frederick H.

Atwood, the middle ordinate of said curve being 1.23 feet; thence extending along land of the said Frederick H. Atwood, south 86 degrees 22 minutes 30 seconds west, 444.16 feet to an iron pin set in the middle of the Pennsylvania State Highway Route 131 in its new location; thence extending along the middle of said State Highway by other land now or late of Howard Brown, south 21 degrees 24 minutes west, 820.27 feet to an iron pin set in a line of land now or late of the aforesaid Harry J. Krause, thence extending along the Krause land, south 80 degrees east, 393.6 feet to the first mentioned point and piece of beginning.

CONTAINING 7.930 acres of land be the same more or less.

IMPROVEMENTS: none (vacant land)

TAX Parcel: 68-6-123

PROPERTY known as: 43 Nottingham Drive, West Nottingham Township, Nottingham, Chester County, PA 19362

TO BE SOLD AS the property of Timothy S. Nilan and Rosemarie Nilan.

PLAINTIFF: The Peoples Bank of Oxford (a Division of)

VS

DEFENDANT: **TIMOTHY & ROSEMARIE NILAN**

SALE ADDRESS: 43 Nottingham Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **GEORGE T. FARIS, 610-779-0772**

SALE NO. 12-9-678

Writ of Execution No. 09-06419

DEBT \$512,884.83

ALL THAT CERTAIN lot or piece of ground, situate in Township of New London, County of Chester, State of Pennsylvania and described as follows, to wit:

BEGINNING at a point on the title line in the bed of Highway No. 896 (a road leading in a general southerly direction to Newark, Delaware), said point being a corner of land of New London Presbyterian Congregation; thence from the point of beginning and along the title line through the bed of Highway No. 896 the following two (2) courses and distances, (1) north 68 degrees 00 minutes west 89.95 feet to a point and (2) north 56 degrees 02 minutes west 60.05 feet to a point a corner of land about to be conveyed to Everett H. Pyle and Mary O. Edwards, thence by land of the same north 38 degrees 45 minutes 43 seconds east 200.00 feet in a line of other land being retained by the now or late Edmund W. Edwards, Sr., and Violet F. Edwards, his wife; thence by land of the

same, south 56 degrees 02 minutes east 258.0 feet to a point in a line of land of the aforesaid New London Presbyterian Congregation, thence by land of the same, south 66 degrees 57 minutes west 215.0 feet to a point and place of beginning.

IMPROVEMENTS: house

TAX Parcel: 71-2-68.5

PROPERTY assessed as: 2006 Newark Road, New London, Chester County, PA 19360

TO BE SOLD AS the property of Alberta M. Nilan.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **ALBERTA NILAN**

SALE ADDRESS: 2006 Newark Rd, New London, PA 19360

PLAINTIFF ATTORNEY: **GEORGE T. FARIS, 610-779-0772**

SALE NO. 12-9-679

Writ of Execution No. 09-06703

DEBT \$329,302.72

ALL THAT CERTAIN parcel of property in Lower Oxford Township, Chester County, Pennsylvania, as is more particularly described in a final plan identified as a final plan prepared by Concord Land Planners and Surveyors, Project No. 9064, dated August 28, 1990 and as recorded in Plan Book at Page 12898 in the Office of the Recorder of Deeds of Chester County, Pennsylvania and identified as Lot 1, more particularly as follows:

BEGINNING at a point on the western boundary of an 18 foot wide cartway, identified as Hayesville Road (T-330) which is the northwest corner of this Lot 1 and thence proceeding north 72 degrees 35 minutes 00 seconds east, for a distance of 40 feet to an iron pin which is located on the eastern boundary of said Township Road 330 and is the northern boundary of this Lot 1 adjoining the southern boundary of Lot 2 and thence proceeding along this common boundary north 72 degrees 35 minutes 00 seconds east for a distance of 1400.39 feet to an iron pin which is the northeastern corner of this Lot 1 and the southeastern corner of Lot 2; thence proceeding along the eastern boundary of this Lot 1, south 13 degrees 18 minutes 00 seconds east, for a distance of 1194.62 feet adjoining lands owned Jeffrey and Elizabeth Coleman to the southeastern corner of this Lot 1 to a concrete monument located in the SEPTA right-of-way and thence proceeding south 65 degrees 19 minutes 00 seconds west, 35.10 feet in the right-of-way of SEPTA and thence proceeding north 05 degrees 15 minutes 00 seconds west, for a distance of 9.90

feet; thence proceeding south 66 degrees 00 minutes 00 seconds west for a distance of 67.65 feet; thence proceeding south 63 degrees 30 minutes 00 seconds west, for a distance of 202.95 feet; thence proceeding south 67 degrees 00 minutes 00 seconds west, for a distance of 297.00 feet; thence proceeding south 66 degrees 45 minutes 00 seconds west, for a distance of 313.50 feet; thence proceeding south 71 degrees 15 minutes 00 seconds west, for a distance of 227.70 feet; thence proceeding south 78 degrees 00 minutes 00 seconds west, to an iron pin; thence proceeding across Township Road 330, south 78 degrees 00 minutes west, for a distance of 45.00 feet to the southwest corner of this Lot 1 and the western portion of Hayesville Road (T-330); thence proceeding north 16 degrees 00 minutes 12 seconds west for a distance of 684.74 feet to the point of beginning.

BEING Chester County UPI 56-90-22.1A

IMPROVEMENTS: commercial building

TAX Parcel: 56-90-22.1A

PROPERTY assessed as: 340 Reedville Road, Lower Oxford Township, Oxford, Chester County, PA 19363

Mailing address: 350 Reedville Road, Oxford, PA 19363

TO BE SOLD AS the property of Forest Management Associates, Inc.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **FOREST MANAGEMENT ASSOCIATES, INC.**

SALE ADDRESS: 350 Reedville Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **GEORGE T. FARIS, 610-779-0772**

SALE NO. 12-9-680

Writ of Execution No. 09-02746

DEBT \$187,423.49

BY virtue of a Writ of Execution No. 09-02746

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 1411 Reed Street, Coatesville, PA 19320-2550

UPI No. 39-3R-13

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$187,423.49

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **MICHAEL B. & HOPE M. COOPER**

SALE ADDRESS: 1411 Reed Street, Coatesville, PA 19320

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

SALE NO. 12-9-681

Writ of Execution No. 12-00475

DEBT \$78,617.03

BY virtue of a Writ of Execution No. 12-00475

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 513 Martins Corner Road, Coatesville, PA 19320-1061

UPI No. 28-5-70.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$78,617.03

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DEBORAH JANE OGDEN**

SALE ADDRESS: 513 Martins Corner Road, Coatesville, PA 19320

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

SALE NO. 12-9-682

Writ of Execution No. 12-00711

DEBT \$184,827.14

BY virtue of a Writ of Execution No. 12-00711

OWNER(S) of property situate in the Borough of West Grove, Chester County, Pennsylvania, being 124 Murray Avenue, West Grove, PA 19390-1104

UPI No. 5-4-110

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$184,827.14

PLAINTIFF: The Bank of New York Mellon (F/K/A) FKA The Bank of New York (Trustee) DBA CWABS Inc Asset-Backed Certificates Series 2006-14

VS

DEFENDANT: **ETIENNE & SHARON RANDOLPH**

SALE ADDRESS: 124 Murray Avenue, West Grove, PA 19390

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

SALE NO. 12-9-683
Writ of Execution No. 12-00889
DEBT \$304,549.33

BY virtue of a Writ of Execution No.
12-00889

OWNER(S) of property situate in the
Township of West Brandywine, Chester County,
Pennsylvania, being 41 Croce Ln, Coatesville, PA
19320-1359

UPI No. 29-6-59.5
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$304,549.33
PLAINTIFF: Suntrust Mortgage Inc
(Assignee) DBA Mortgage Electronic Registration
Systems Inc.

VS
DEFENDANT: **BRYAN & WENDY
HOOPER**

SALE ADDRESS: 41 Croce Lane,
Coatesville, PA 19320

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

SALE NO. 12-9-684
Writ of Execution No. 11-14130
DEBT \$148,766.21

BY virtue of a Writ of Execution No.
11-14130

OWNER(S) of property situate in the
Township of North Coventry, Chester County,
Pennsylvania, being 145 West Main Street,
Pottstown, PA 19465-7045

UPI No. 17-3D-22
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$148,766.21
PLAINTIFF: GMAC Mortgage LLC
VS
DEFENDANT: **CAINNA TEALE &
RORY McGIRK**

SALE ADDRESS: 145 West Main
Street, Pottstown, PA 19465

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

SALE NO. 12-9-685
Writ of Execution No. 11-10073
DEBT \$77,977.88

ALL THAT CERTAIN lot or land,
hereditaments and appurtenances, situate in the
City of Coatesville, County of Chester and State of
Pennsylvania, on which is located a brick dwelling

house, designated as No. 556 Elm Street (formerly Merchant Street), bounded and described as follows:

BEGINNING at a point in the south curb line of Elm Street (formerly Merchant Street) distance of 336.95 feet westward from the west curb line of 6th Avenue, a corner of land of Isaac S. Foreman; thence by land of Isaac S. Foreman, south 3 degrees 22 minutes east passing through the center of the dividing wall between the house on the Lot herein described and the house adjoining on the east, 150 feet to the north line of Lumber Street; thence by the same south 84 degrees 38 minutes west 16.87 feet to a corner of land of Amelia Rambo; thence by the same north 5 degrees 22 minutes west 150 feet to the south curve line of Elm (formerly Merchant) Street; thence by the same north 84 degrees 38 minutes east 16.87 feet to the place of beginning.

CONTAINING 2,530 square feet of land be same more or less.

BEING known as 556 Elm Street, Coatesville, PA.

PROPERTY ID No.: 16-06-0055

TITLE to said premises is vested in John G. Tuck, Jr. and Marianne Tuck, husband and wife, as tenants by the entirety by Deed from John G. Tuck, Jr. dated 11/04/2010 recorded 11/04/2010 in Deed Book 8034 Page 1415 or at Instrument Number.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **MARIANNE TUCK**

SALE ADDRESS: 556 Elm Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HARRY B. REESE, 856-669-5400**

SALE NO. 12-9-686

Writ of Execution No. 12-01445

DEBT \$287,772.80

BY virtue of a Writ of Execution No. 12-01445

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 1119 Laurel Drive, West Chester, PA 19380-4036

UPI No. 52-1P-47

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$287,772.80

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHARLES M. MAR-**

SHALL

SALE ADDRESS: 1119 Laurel Drive, West Chester, PA 19380

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

SALE NO. 12-9-687

Writ of Execution No. 12-02810

DEBT \$179,972.27

BY virtue of a Writ of Execution No. 12-02810

OWNER(S) of property situate in the Borough of Spring City, Chester County, Pennsylvania, being 219 South Main Street, Spring City, PA 19475-2014

UPI No. 14-5-21

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$179,972.27

PLAINTIFF: The Bank of New York Mellon Trust Company (F/K/A) FKA The Bank of New York Trust Company NA (SUCC) DBA JPMorgan Chase Bank NA (Trustee) DBA RAMP 2006RS1

VS

DEFENDANT: **NANCY A. FINCH**

SALE ADDRESS: 219 South Main Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

SALE NO. 12-9-688

Writ of Execution No. 12-01544

DEBT \$179,020.74

BY virtue of a Writ of Execution No. 12-01544

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 15 South Caln Road, Coatesville, PA 19320-2402

UPI No. 39-3M-97

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$179,020.74

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **LAILA & THOMAS O'BRIEN**

SALE ADDRESS: 15 South Caln Road, Coatesville, PA 19320

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

SALE NO. 12-9-690
Writ of Execution No. 10-10820
DEBT \$348,890.69

BY virtue of a Writ of Execution No.
 10-10820

OWNER(S) of property situate in the
 Township of South Coventry, Chester County,
 Pennsylvania, being 120 Blue Spruce Lane,
 Pottstown, PA 19465-8585

UPI No. 20-4-27

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$348,890.69

PLAINTIFF: LoanCare Servicing

Center Inc

VS

DEFENDANT: **JEFFREY M. RUS-**

SELL

SALE ADDRESS: 120 Blue Spruce
 Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JOHN M.**
KOLESNIK, 215-563-7000

SALE NO. 12-9-691
Writ of Execution No. 11-07596
DEBT \$428,585.61

BY virtue of a Writ of Execution No.
 11-07596

OWNER(S) of property situate in West
 Whiteland Township, Chester County,
 Pennsylvania, being 519 Spackman Lane, Exton,
 PA 19341-2523

UPI No. 41-8-69

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$428,585.61

PLAINTIFF: Carrington Mortgage

Loan Trust

VS

DEFENDANT: **STEPHEN & EDITH**

LOGAN

SALE ADDRESS: 519 Spackman
 Lane, Exton, PA 19341

PLAINTIFF ATTORNEY: **JOHN M.**
KOLESNIK, 215-563-7000

SALE NO. 12-9-692
Writ of Execution No. 09-06048
DEBT \$299,224.42

BY virtue of a Writ of Execution No.
 09-06048

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

Pennsylvania, being 110 Turners Pond Drive,
 Lincoln University, PA 19352-1753

UPI No. 57-8-38.24

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$299,224.42

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **RONALD L.**
SNARR, SR

SALE ADDRESS: 110 Turners Pond
 Drive, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **JOHN M.**
KOLESNIK, 215-563-7000

SALE NO. 12-9-693
Writ of Execution No. 10-06951
DEBT \$211,165.07

BY virtue of a Writ of Execution No.
 10-06951

OWNER(S) of property situate in the
 Borough of West Grove, Chester County,
 Pennsylvania, being 25 Townview Drive, West
 Grove, PA 19390-1334

UPI No. 5-4-540

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$211,165.07

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **JAMES BARKER**
 SALE ADDRESS: 25 Townview
 Drive, West Grove, PA 19390

PLAINTIFF ATTORNEY: **JOHN M.**
KOLESNIK, 215-563-7000

SALE NO. 12-9-695
Writ of Execution No. 12-02382
DEBT \$221,477.79

BY virtue of a Writ of Execution No.
 12-02382

OWNER(S) of property situate in the
 Township of West Bradford, Chester County,
 Pennsylvania, being 1314 Spellman Drive,
 Downingtown, PA 19335-3570

UPI No. 50-5E-10

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$221,477.79

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **CHRISTOPHER &**
DAWN LEVASSEUR

SALE ADDRESS: 1314 Spellman Drive, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **CHRISTINA C. VIOLA, 215-886-8790**

SALE NO. 12-9-696
Writ of Execution No. 11-06923
DEBT \$425,373.07

BY virtue of a Writ of Execution No. 2011-06923

OWNER(S) of property situate in the Township of West Kennett, Chester County, Pennsylvania, being 10 Nine Gates Road, Chadds Ford, PA 19317-9258

UPI No. 62-7-53
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$425,373.07
PLAINTIFF: Nationstar Mortgage

LLC

VS
DEFENDANT: **H. DONALD WID-**

DOES

SALE ADDRESS: 10 Nine Gates

Road, Chadds Ford, PA 19317
PLAINTIFF ATTORNEY: **ANDREW MARLEY, 215-563-7000**

SALE NO. 12-9-697
Writ of Execution No. 12-01357
DEBT \$207,850.14

BY virtue of a Writ of Execution No. 12-01357

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 237 Jefferson Avenue, Downingtown, PA 19335-3080

UPI No. 11-8-321
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$207,850.14
PLAINTIFF: Wells Fargo Bank NA VS

DEFENDANT: **BRIAN JARRATT**
SALE ADDRESS: 237 Jefferson Ave, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JOHN M. KOLESNIK, 215-563-7000**

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