



**Chester
County
Bar
Association**

Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Commonwealth v. Mielnicki

Megan's law lifetime registration for contemporaneous plea to two or more counts

Defendant pled guilty to five counts of sexual abuse of children. He was ordered to adhere to lifetime registration requirements under Megan's Law. Defendant appealed, arguing he should only be subject to the ten year registration requirement because, when he pled guilty, he did not have prior convictions which would require lifetime registration. The trial Court disagreed and recommended its decision be affirmed by the Superior Court. The Superior Court did affirm the trial Court' ruling.

R.E.M.

C.C.P. Chester County, PA Criminal Action No. 2765-2010; Commonwealth of Pennsylvania vs. Adam Mielnicki

Nicholas Casenta, Jr. and Elizabeth Pitts for the Commonwealth
Brian J. Ziegler for the Defendant
Nagle, S.J., April 29, 2011:-

[Editor's note: Affirmed by the Superior Court on June 13, 2012 at No. 721 EDA 2011]

| | | |
|------------------------------|---|------------------------------|
| COMMONWEALTH OF PENNSYLVANIA | : | IN THE COURT OF COMMON PLEAS |
| | : | CHESTER COUNTY, PENNSYLVANIA |
| | : | |
| VS. | : | NO. CP-15-CR-0002765-2010 |
| | : | 721 EDA 2011 |
| ADAM MIELNICKI | : | |
| Defendant | : | CRIMINAL ACTION |

Nicholas J. Casenta, Jr., Esquire, Chief Deputy District Attorney, Elizabeth Pitts, Esquire, Assistant District Attorney, for the Commonwealth
Brian J. Zeiger, Esquire, Attorney for the Defendant

TRIAL COURT’S RULE 1925 OPINION

BY: NAGLE, S.J. April 29, 2011

The singular issue raised in this appeal lodged by Appellant, Adam Mielnicki, is whether we erred by imposing a life-time registration requirement upon him, rather than a 10 year registration period. Appellant pled guilty on November 16, 2010 to 5 counts of sexual abuse of children 18 Pa. C.S. § 6312(d), arising from his possession of child pornography. The single information filed against him alleged 100 counts of sexual abuse of children for possession of child pornography between December 8, 2009 and February 18, 2010, and separate counts for dissemination of child pornography between December 8, 2009 and February 18, 2010 by means of criminal use of a communication facility, 18 Pa. C.S. §7512(a). During his plea, he was fully colloquized, including review of the requirements of Megan’s Law. Following the required sexual predator assessment, on February 3, 2011 he was sentenced by the undersigned to 6 to 23 months county incarceration, followed by 5 years probation. At sentencing, we imposed lifetime registration under Megan’s Law, 42 Pa. C.S. §9795(b)(1). Appellant sought reconsideration of the lifetime registration requirement, which we denied by order issued on March 4, 2011 (Attachment “A”).

Appellant contends that because he pled guilty and was sentenced contemporaneously to five separate counts of sexual abuse of children pursuant to 18 Pa. C.S. §6312(d), he has only one conviction for purposes of recidivist sentencing consideration, and, therefore, is not subject to more than the 10 year registration requirement imposed by Megan’s Law II. In support of his contention, he cites *Commonwealth v. Haag*, 981 A.2d 902 (Pa., 2009) (for purposes of applying the recidivist sentencing provisions of the DUI statute, when presented with two or more Section 3802 DUI violations, a sentencing court must first ascertain whether conviction on the first violation occurred before the offender committed the subsequent offense. If no conviction on that previous violation had occurred by the time

the offender committed the subsequent violation, pursuant to Section 3806(b), the offender cannot be sentenced as a recidivist on the subsequent violation); and *Commonwealth v. Jarowecki*, 985 A.2d 955 (Pa., 2009) (subsequent counts charging possession of child pornography were not “second or subsequent offenses” to count one charging possession of child pornography in same indictment for sentencing purposes).

However, as is made clear in *Commonwealth v. Merolla*, 909 A.2d 337 (Pa.Super.,2006), there is a recognizable distinction between a sentencing statute that prescribes a heavier penalty for a second criminal violation, and the language of Megan’s Law II which mandates a registration requirement intended to protect the safety and general welfare of the public. *Merolla* determined that defendant’s guilty pleas to two separate counts of indecent assault, entered at the same time, constituted two separate convictions, warranting lifetime registration with the State Police under the Registration of Sexual Offenders statute, commonly known as “Megan’s Law II”. “It is irrelevant that defendant had not been sentenced for his first offense before the commission of his second crime, and the intent of the legislature was better served by subjecting defendant to heightened registration requirements because the public would continue to be notified of his whereabouts after the initial ten-year registration period. 42 Pa.C.S.A. § 9795.1(b)(1).” *Id.* For purposes of the Megan’s Law II’s lifetime registration requirement, it is irrelevant that a defendant has not been sentenced for his first offense before the commission of his second and subsequent child pornography offenses. Megan’s Law II is not a criminal statute and does not impose criminal penalties. It does not require a “previous conviction” as a condition precedent to imposition of the lifetime registration requirement of Section 9795.1(b)(1). Rather, the lifetime registration requirement is imposed when a defendant has “two or more convictions of any of the offenses set forth in” 42 Pa. C.S. §9795(1)(a), which includes an offense under 18 Pa. C.S. §6312. While we realize the consequences of our decision, we are bound by *Commonwealth v. Merolla*, and have no authority to vary the requirements of Megan’s Law’s statutory mandate. Accordingly, we recommend the trial court’s decision be affirmed.

Respectfully submitted,

/s/ Ronald C. Nagle, S.J.

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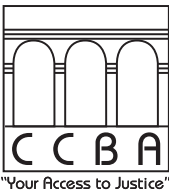


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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-07779**

NOTICE IS HEREBY GIVEN that the name change petition of Amanda Lynn Keefer was filed in the above-named court and will be heard on October 8, 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: July 30, 2012

Name to be changed from: Amanda Lynn Keefer to: Amanda Lynn Sickler

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. 2012-06118-NC**

NOTICE IS HEREBY GIVEN that the Petition of BRODY ADAM GOLDER-MARINARI, a minor, by his natural mother, Melissa Marinari, was filed in the above named Court, praying for a Decree to change his name to BRODY ADAM MARINARI.

A motion filed July 12, 2012, for the name change hearing originally scheduled for July 16, 2012 at 9:30 a.m., is hereby continued. The Court has rescheduled hearing for August 20, 2012 at 9:30 o'clock a.m., in Courtroom No. 10, Chester County Justice Center, 201 W. Market Street, West Chester, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

CORPORATION NOTICE

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

EUGENE STEGER & ASSOCS., PC, Solicitor
411 Old Baltimore Pike
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Chadds Ford, PA 19317

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

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112 West Front St.
Media, PA 19063

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NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Lisa Flite Corporation, a Pennsylvania corporation, with an address at P.O. Box 100, Gradyville, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

MICHAEL G. DEEGAN, Solicitor
134 West King Street
Malvern, PA 19355

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Kohli & Associates, Inc., a Pennsylvania corporation, with an address at 42 Lloyd Avenue, Malvern, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

1st Publication

AQUILANTE, Viola, late of Tredyffrin Township. Anthony A. Aquilante, care of ROBERT A. COHEN, Esquire, 717 Constitution Drive, Box 1265, Exton, PA 19341, Executor. ROBERT A. COHEN, Esquire, Riley Riper Hollin & Colagreco, 717 Constitution Drive, Box 1265, Exton, PA 19341, atty.

BALES, Perry Lamar, late of Coatesville. Jayne Carolyn Scheibe, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executrix. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

DESTAFNEY, Anna B., late of Borough of Oxford. Marie Dunn and Carol Harper, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrices. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DIBERNARDI, Gloria F., late of Chester Springs/West Pikeland. John J. DiBernardi Jr., 1440 Church St NW #406, Washington, DC 20005, Executor.

ESPINOZA, Carlos Romero, a/k/a Carlos Romero, late of West Grove. Graciela Z. Romero, 3306 Gap Newport Pike, West Grove, PA 19390, Administratrix. ROSANA I. CHIPLE, Esquire, 31 South High Street, West Chester, PA 19382, atty.

FORSYTHE, Mary H., late of Borough of West Chester. James T. Forsythe, care of TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

GROFE, Jerrold G., late of Easttown Township. Robert Grofe, care of DAVID R. BLACK, Esquire, 327 W. Front Street, Media, PA 19063, Executor. DAVID R. BLACK, Esquire, Black, Stranick & Cella, P.C., 327 W. Front Street, Media, PA 19063, atty.

HAWES, Kenneth Alden, late of Charlestown Township. Jennifer L. Hawes, care of RUDOLPH L. CELLI, JR., Esquire, 130 West Lancaster Avenue, Suite 201, Wayne, PA 19087, Administratrix. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 130 West Lancaster Avenue, Suite 201, Wayne, PA 19087, atty.

HOLLAND, Frances A., late of East Pikeland Township. Sharon K. DiDomenico, care of JACK F. WOLF, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. JACK F. WOLF, Esquire, Wolf, Baldwin & Assoc., P.O. Box 444, Pottstown, PA 19464, atty.

HORVATH, Molly Kathleen, late of Willistown Township. Mark F. Horvath and Lisa M. Horvath, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executors. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

HORVATH, Frank Joseph, late of Willistown Township. Mark F. Horvath and Lisa M. Horvath, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executors. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

MICKEL, Roberta N., late of Penn Township. Robert A. Mickel and John W. Mickel, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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2nd Publication

BIELLEN, John B., late of Borough of Phoenixville. Kathleen Puleo, 114 Washington Avenue, Phoenixville, PA 19460, Executor. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 347 Bridge Street, Suite 200, Phoenixville, PA 19460, atty.

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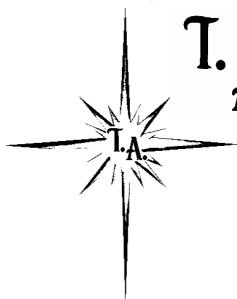
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MARTIN, Jeanne, a/k/a Jeanne E. Martin, late of Tredyffrin Township. Thomas S. Myers, Jr., 116 Sugartown Road, Devon, PA 19333, Executor. ROBERT B. SHOEMAKER, JR., Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

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MUNTON, Ruth F., late of West Brandywine Township. Susan Bokovitz and Joanne Wood, care of JANET J. SATTERTHWAITE, Esquire, 110 Hopewell Road, Suite 200, Downingtown, PA 19335, Executrices. JANET J. SATTERTHWAITE, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Road, Suite 200, Downingtown, PA 19335, atty.

RAWLING, Arnold G., a/k/a/ George Rawling, late of Strafford, Tredyffrin Township. Stephen F. Rawling, 103 Cardinal Dr., Conshohocken, PA 19428, Executor.

ROBB, Belle L., late of Oxford Borough. Molly R. Wood, care of MC KINLEY C. MC ADOO, Esquire, 259 N. Radnor-Chester Road, Radnor Court, Suite 160, Radnor, PA 19087, Executrix. MC KINLEY C. MC ADOO, Esquire, Mc Causland, Keen & Buckman, 259 N. Radnor-Chester Road, Radnor Court, Suite 160, Radnor, PA 19087, atty.

SOUDER, Arvilla, late of East Vincent Township. Barbara Souder, 253 Ridge Road, Spring City, PA 19475, Executrix.

VERZINSKIE, Grace B., late of Exton. Mary Alice McAllister, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executrix. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

WEAVER, Eugene W., late of Birmingham Township. Scott Howard Weaver and Jodie Marie Weaver, care of JOHN A. TERRILL, II, Esquire, 100 Four Falls, Suite 300, West Conshohocken, PA 19428, Executors. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428, atty.

3rd Publication

BAKER, Evelyn T., late of Coatesville. Carol L. Snyder, 849 Derby Dr., West Chester, PA 19380, Executrix. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike, West Chester, PA 19382-4863, atty.

BROWN, Francis G., a/k/a Francis Brown and Francis Godley Brown, late of Downingtown Borough. David W. Brown, care of JOHN H. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, Executor. JOHN H. POTTS, Esquire, Herr Potts & Potts, Strafford Office Bldg. #2, 200 Eagle Road, Suite 106, Wayne, PA 19087-3115, atty.

CAMPBELL, Glenn Bruce, a/k/a Bruce, late of Tredyffrin Township. Ellen J. Spencer, 3 Oak Leaf Lane, West Chester, PA 19382, Executrix.

EMERY, Maryjane S., late of East Coventry Township. Beverly A. Bechtel, 1448 Ellis Woods Road, Pottstown, PA 19465, Executrix. KEVIN F. HENNESSEY, Esquire, 535 East High Street, Pottstown, PA 19465, atty.

FAGGIOLI, Bernard A., late of East Vincent Township. Daryl Faggioli, care of JAMES M. PIERCE, Esquire, 125 Strafford Avenue, Suite 110, P.O. Box 312, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Avenue, Suite 110, P.O. Box 312, Wayne, PA 19087, atty.

MINISI, Rita H., a/k/a Rita Minisi, late of Easttown Township. Joseph J. Minisi, 139 Woodgate Lane, Paoli, PA 19301 and Leonard J. Cooper, 1900 Market Street, Philadelphia, PA 19103, Executors. LEONARD J. COOPER, Esquire, Cozen O'Connor P.C., 1900 Market Street, Philadelphia, PA 19103, atty.

NEWILL, Vaun A., a/k/a Vaun Archie Newill, late of Borough of Oxford. Nancy Newill Clagett, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. BOX 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, P.O. BOX 381, Oxford, PA 19363, atty.

PELLE, Evelyn V., late of Willistown Township. Deborah Gaspari, 510 E. Swedesford Road, Exton, PA 19341, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355, atty.

PRATT, Olivia Louise, a/k/a Louise Pratt, late of West Goshen Township. Robert A. Bonsall, 856 South Street, Pottstown, PA 19464 and Olivia L. Taylor, 235 East Chestnut Street, West Chester, PA 19380, Executors. **PATRICIA T. BRENNAN**, Esquire, 31 Turner Lane, West Chester, PA 19380, atty.

REED, David L., late of Caln Township. Helen A. Reed, care of **WILLIAM J. GALLAHER**, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0600, Executrix. **WILLIAM J. GALLAHER**, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0600, atty.

SHANNON, Margaret R., late of Tredyffrin Township. Margaret Shannon Farrell, care of **P. KRISTEN BENNETT**, Esquire, 1313 N. Market Street, P.O. Box 951, Wilmington, DE 19899-0951, Administratrix. **P. KRISTEN BENNETT**, Esquire, Potter Anderson & Corroon LLP, 1313 N. Market Street, P.O. Box 951, Wilmington, DE 19899-0951, atty.

TAYLOR, C. William, late of Westtown Township. Jami Dewan, 1415 Carroll Brown Way, West Chester, PA 19382, Executrix. **PAUL J. RUBINO**, Esquire, Rubino & Hoey, LLC, 50 Darby Raod, Paoli, PA 19301-1416, atty.

THRUSICK-DWYER, Mary P., a/k/a Mary P. Thrusick, late of Malvern Borough. Lazarus P. Kirifides, care of **JOSEPH W. BULLEN**, III, Esquire, P.O. Box 217, Landsdowne, PA 19050-0217, Administrator. **JOSEPH W. BULLEN**, III, Esquire, Hennessy, Bullen & Mc Elhenney, P.O. Box 217, Landsdowne, PA 19050-0217, atty.

WILLIAMS, Marilyn G., late of East Coventry Township. Matthew M. Williams, Sr., 623 Ellis Woods Road, Pottstown, PA 19465, Executor. **LEE F. MAUGER**, Esquire, Mauger & Meter, P.O. Box 698, 240 King Street, Pottstown, PA 19464, atty.

CHARLES T. DeTULLEO

Attorney at Law
134 North Church St.
West Chester, PA 19380
610-436-5766

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FICTITIOUS NAME

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

Kharybdis Films, with its principal place of business at 1445 Conifer Drive, West Chester, PA 19380.

The application has been (or will be) filed on: June 25, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Samantha Paradise, 1445 Conifer Drive, West Chester, PA 19380. This was filed in accordance with 54 Pa.C.S. 311.

The Migraine Headache Relief Center of Pennsylvania, with its principal place of business at 300 Old Forge Lane, Suite 301, Kennett Square, PA 19348.

The application has been (or will be) filed on: July 27, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jeffrey S. Harris D.M.D., 300 Old Forge Lane, Suite #301, Kennett Square, PA 19348.

NOTICE

NOTICE to Mark Callaghan: Petitioners Allison and John Rinkus seek approval to be appointed legal guardians of the youngest child of Mark Callaghan, V.C. A hearing on the Petition for Guardianship is scheduled for August 21, 2012 at 11:30 a.m. in Courtroom 10 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA. You should immediately contact Rick Morton, Esq., 220 West Gay Street, West Chester, PA 19380, 610-430-1427 and appear at the scheduled court hearing.

TRUST NOTICE

SUSAN M. STOTT TRUST dated August 16, 1985, as restated April 18, 2012

Notice is hereby given of the death of SUSAN M. STOTT, late of West Whiteland Township, Chester County, PA. This trust is in existence and all persons having claims or demands against said decedent or the Susan M. Stott Trust are requested to make known the same to the trustees or the trustees' Attorney and all persons indebted to said decedent or to the Susan M. Stott Trust are requested to make payment without delay to the trustees or the trustees' attorney, named below:

TRUSTEES: WILLIAM R. STOTT, JR. and
MICHAEL A. STOTT
c/o DAVID M. REPETTO, Esquire
130 Main Street
Hackensack, NJ 07601

TRUSTEES' ATTORNEY: DAVID M. REPETTO
TO
HARWOOD LLOYD, LLC
130 Main Street
Hackensack, NJ 07601

CLASSIFIED ADS SECTION**MEETING SPACE?**

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

SAMPLE AD

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

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

610-436-4400

IN RE: ARTHUR M. POLK & DORIS W. POLK : IN THE COURT OF COMMON PLEAS
470 BUCK RUN ROAD
EAST FALLOWFIELD, PA 19320 : CHESTER COUNTY, PENNSYLVANIA

Premises: NS MAIN ST : NO. 12-05477
LOT & DWG

Tax Parcel No: 8-3-151

TO: ARTHUR M. POLK & DORIS W. POLK**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.

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

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

610-436-4400

| | | |
|------------------|-----------------------------------|---------------------------------------|
| IN RE: | INSUL-TEX, LTD | : IN THE COURT OF COMMON PLEAS |
| | C/O F. J. PULEO MANAGEMENT | |
| | 27 NUTT ROAD | |
| | PHOENIXVILLE, PA 19460 | : CHESTER COUNTY, PENNSYLVANIA |
| Premises: | SW COR GLASS ST & PLUM ALL | : NO. 12-05478 |
| | LOT & DWG | |

Tax Parcel No: 14-3-8

TO: MELISSA ROBART**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.

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

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

IN RE: A.M.R.

Case Number: AD-090-0041

TO: JOSEPH THOMAS ROBINSON

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Vanessa Thomas have to a male minor child, A.M.R. (d.o.b. 2/22/05), and to show cause why your parental rights to this child should not be terminated involuntarily. The Court has awarded a Citation on the Petition for Involuntary Termination of Parental Rights of you.

The Court has set a Call of the List for Monday, September 17, 2012, at 9:00 o'clock A.M., Honorable John L. Hall, in Court Room No. 15, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

The Court has also set a Hearing on Mother's Petition to Confirm Consent to Adoption which is scheduled for Tuesday, September 18, 2012, at 9:00 o'clock A.M., Honorable John L. Hall, in Court Room No. 15, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

Lawrence J. Persick, Esq.
Attorney for Chester County
Department of Children, Youth and Families

2nd Publication**NOTICE**

Effective September 4th, 2012, the Juvenile Dependency hearings that were previously held at the Chester County Government Service Center will now be held on the 5th floor of the Chester County Justice Center at 201 West Market Street, Suite 5301, PO Box 2746, West Chester, PA 19380-0989. Contact numbers and email addresses will remain the same. There are a limited number of parking spaces available on the second floor of the County parking garage directly across the street from the Justice Center. Cash or credit cards are accepted.

3rd Publication**NOTICE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 11-09451.

Caln Township Municipal Authority and Township of Caln vs. Raymond E. Crooms, II.

Notice is hereby given that the above was named as Defendant in a civil action instituted by plaintiffs. This is an action to recover delinquent sewer and trash fees for the year 2010, for the property located at 2709 Shelburne Road, Caln Township, Pennsylvania, Tax Parcel No. 39-4-663. A municipal claim in the amount of \$987.50 was filed on or about August 25, 2011 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 11-09445.

Caln Township Municipal Authority and Township of Caln vs. Jose Ramirez.

Notice is hereby given that the above was named as Defendant in a civil action instituted by Plaintiffs. This is an action to recover delinquent sewer and trash fees for the year 2010, for the property located at 115 Argyll Court, Caln Township, Pennsylvania, Tax Parcel No. 39-5E-1. A municipal claim in the amount of \$987.50 was filed on or about August 25, 2011 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 10-10191.

Township of Valley vs. Michael V. Marchiondo and Mary Marchiondo.

Notice is hereby given that the above were named as Defendants in a civil action instituted by plaintiff. This is an action to recover delinquent trash fees for the years 2009-2010, for the property located at 957 Madison Street, Coatesville, Pennsylvania, Tax Parcel No. 38-5C-91-1. A municipal claim in the amount of \$598.96 was filed on or about August 20, 2010 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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August 2012 CLE Opportunities

@ Chester County Bar Association

| DATE | CLE SESSIONS | TIME | CREDIT HOURS |
|-------------------------|---|--------------------|---------------|
| August 1 st | PBI: CSI (g) | 8:30 AM – 3:45 PM | 5 SUB & 1 ETH |
| August 3 rd | PBI: Tax Consequences and Estate Issues in Divorce (g) | 8:30 AM – 12:45 PM | 3 SUB & 1 ETH |
| August 7 th | PBI: Civil Practice in Magisterial District Courts (v) | 9 AM -1:30 PM | 3 SUB & 1 ETH |
| August 8 th | PBI: Ethics Toolbox: An Update by the PBA Legal Ethics and Professional Responsibility Committee (v) | 9 AM – 10 AM | 1 ETH |
| August 8 th | PBI: Workers' Compensation Medical Lecture Series (g) | 12:30 PM – 4:45 PM | 4 SUB |
| August 9 th | PBI: Cell Phone Forensics (g) | 9 AM – 12:15 PM | 3 SUB |
| August 10 th | PBI: Handling the Sex Offense Case (g) | Noon – 4:15 PM | 4 SUB |
| August 14 th | PBI: A Funny Thing Happened on the Way to the CLE Seminar (g) | 9 AM – 4:30 PM | 3 SUB & 3 ETH |
| August 15 th | Protecting PA's Children: A CLE on Child Abuse*** | 9 AM – 4 PM | 3 SUB & 3 ETH |
| August 23 rd | PBI: Real Estate 101 (g) | 9 AM – 4:15 PM | 5 SUB & 1 ETH |
| August 24 th | PBI: Evaluating the DUI Case (g) | 8:30 AM – 3:45 PM | 5 SUB & 1 ETH |
| August 27 th | PBI: Family Law institute (v) | 9 AM – 5 PM | 5 SUB & 1 ETH |
| August 28 th | PBI: How Medicare Has Changed the Landscape of Litigation in Personal Injury and Workers Compensation Cases | 9 AM – 12:15 PM | 2 SUB & 1 ETH |
| August 29 th | PBI: Creating, Influencing & Challenging a Regulation (g) | 8:30 AM – 12:45 PM | 4 SUB |
| August 30 th | PBI: Trial Evidence : Artistry & Advocacy in the Courtroom (g) | 8:30 AM – 3:30 PM | 5 SUB & 1 ETH |

To view the calendar online go to:
http://www.chescobar.org/cle/cle_opportunities_at_ccba.html

(v) = video

(g) = live groupcast

*** = all CCBA Members welcome to attend

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, AUGUST 16, 2012** AT 11AM PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON **MONDAY, SEPTEMBER 17, 2012**. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 12-8-536
Writ of Execution No. 09-08158
DEBT \$365,443.52

ALL THAT CERTAIN message and tract of land, situate on the easterly side of Wollaston Mill Road, East Marlborough Township, Chester County, Pennsylvania, according to a survey by George E. Regester, Jr. and Sons Registered Surveyor, No. 4197, dated 11/06/1959, bounded and described as follows, to wit:

BEGINNING at a spike set in the middle of a public road known as Wollaston Mill Road, which leads from Street Road to Unionville, being a corner of land of Joseph Walker, Jr.; thence along the middle of said road known as Wollaston

Mill Road, north 40 degrees 37 minutes west, 162.54 feet to a spike; thence leaving said road and along land of Enoch S. Woods and Alice Woods the next two (2) courses and distances, to wit: (1) north 65 degrees 06 minutes east, passing over an iron pin set 21.51 feet from the last described spike, 130.09 feet to an iron pin; and (2) thence south 36 degrees 22 minutes east, 196.2 feet to an iron pin set in a line of land of first mentioned Joseph Walker, Jr.; thence along land of said Joseph Walker, Jr., south 81 degrees 05 minutes west, passing over an iron pin set 30.4 feet from beginning point, 130.1 feet to the first mentioned point and place of beginning.

CONTAINING 21,503 square feet of land be the same more or less.

BEING U.P.I. #61-5-13.1.

BEING known as: 742 Wollaston Road, Kennett Square, PA 19375

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: **BARRY J. & RHONDA M. CORCORAN**

SALE ADDRESS: 724 Wollaston Rd, Kennett Square, PA 19375

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

SALE NO. 12-8-537
Writ of Execution No. 09-05976
DEBT \$115,947.90

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in City of Coatesville, Chester County, Pennsylvania, bounded and described according to a survey, made by J. W. Harry, Civil Engineer, dated 6/15/1946, as follows, to wit:

BEGINNING at a point at the intersection of the west curb line of South Fifth Avenue, with the north curb line of Maple Avenue; thence along the north curb line of Maple Avenue, south 80 degrees 53 minutes west, 38.37 feet to a point at the southeast corner of a lot with a house designated as 435 Maple Avenue, erected thereon; thence along said lot and along the middle of the party wall between the house erected on the lot herein conveyed and said house erected on the lot immediately adjoining it on the west, north 09 degrees 07 minutes, 100.00 feet to a point in the south line of a 15 feet wide alley; thence along the same, north 80 degrees 53 minutes east, 44.72 feet to a point at the intersection of the south line of said alley with the west curb line of South Fifth

Avenue; thence along same, south 05 degrees 29 minutes east, 100.20 feet to the place of beginning.

PROPERTY address: 437 Maple Avenue, Coatesville, PA 19320

PARCEL No. # 16-6-647

PLAINTIFF: Deutsche Bank

VS

DEFENDANT: **HARRY COLON**

SALE ADDRESS: 437 Maple Ave, Coatesville, PA 19320

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

SALE NO. 12-8-539

Writ of Execution No. 10-15204

DEBT \$1,220.52

DOCKET No. 10-15204

ALL THAT CERTAIN dwelling and lot or tract of land, situate in Caln Township, Chester County, Pennsylvania, bounded and described to a recent survey made by Horace A. Beale,

TAX Parcel No. 39-4-111

PROPERTY address: 551 Bondsville Road, Caln Township, Pennsylvania

PLAINTIFF: Township of Caln

VS

DEFENDANT: **GARY S. PENNINGTON**

SALE ADDRESS: 551 Bondsville Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 866-211-9466**

SALE NO. 12-8-540

Writ of Execution No. 06-08138

DEBT \$1,248.75

DOCKET No. 06-08138

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected designated as Lot #11 on a Plan of Lots made for J. Wesley Cook and wife by J. W. Harry, C.E. April 15, 1942, situate in Caln Township, Chester County, Pennsylvania.

TAX Parcel No. 39-4D-19

PROPERTY address: 3708 Humpton Road, Downingtown, Pennsylvania 19335

PLAINTIFF: Township of Caln

VS

DEFENDANT: **JOSEPH M. MORAN**

SALE ADDRESS: 3708 Humpton Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 866-211-9466**

SALE NO. 12-8-541

Writ of Execution No. 08-09928

DEBT \$1,025.04

ALL THAT CERTAIN lot or parcel of land together with the dwelling house erected thereon, designated as No. 18 Parkside Avenue, on a Plan of Lots known as "Parkside", situate in Caln Township, Chester County and Commonwealth of PA., more particularly bounded and described according to a new survey thereof, made by Horace A. Beale, Registered Surveyors.

TAX Parcel No. 39-2-60

PROPERTY address: 18 Parkside Avenue, Caln Township, Pennsylvania 19335

PLAINTIFF: Township of Caln

VS

DEFENDANT: **DAVID J. BILLINGTON**

SALE ADDRESS: 18 Parkside Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHRISTOPHER J. DILENO, 215-358-5100**

SALE NO. 12-8-542

Writ of Execution No. 11-13114

DEBT \$585,858.18

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Reeder and Magarity, Professional Engineers, Upper Darby Penna, dated August 25, 1959 last revised November 10, 1960, as follows:

BEGINNING at the point formed by the intersection of the northerly side of Paoli-Darby Road as shown on said Plan, with the center line of Prescott Road (fifty feet wide); thence extending from said beginning point along the northerly side of Paoli-Darby Road, north 34 degrees, 28 minutes, 14 seconds west, one hundred 95 feet to a point; thence extending north 55 degrees, 47 minutes, 30 seconds east, two hundred eighty-two and twenty-six one-hundredths feet to a point; thence extending south 34 degrees, 12 minutes, 30 seconds east, 195 feet to a point in the center line of Prescott Road, aforesaid; thence extending along the same south 55 degrees, 47 minutes, 37 seconds west, two hundred eighty-one & thirty-seven one hundredths feet to the first mentioned point & place of beginning.

BEING Lot No. 27 as shown on said Plan.

BEING the same premises which John L. Digiacomo, Esquire, Executor of the Estate of

James R. Derrick, by Deed dated July 14, 1993 and recorded September 22, 1993 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 3628 Page 86, granted and conveyed unto Richard and Joanne Frey.

PARCEL No. 55-4-204

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) AKA Morgan Stanley Home Equity Loan Trust 2005-4...

VS

DEFENDANT: **RICHARD FREY**

SALE ADDRESS: 1123 Prescott Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **KEVIN PAUL DISKIN, 215-752-8111**

SALE NO. 12-8-543

Writ of Execution No. 12-00928

DEBT \$172,317.40

TAX Parcel #11-08-0212

PROPERTY address: 311 Jefferson Avenue, Downingtown, PA 19335

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Rebecca A. Bare and Dean J. Brumbaugh

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: **REBECCA A. BARE and DEAN J. BRUMBACH**

SALE ADDRESS: 311 Jefferson Avenue, Downingtown, PA 19335

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

SALE NO. 12-8-544

Writ of Execution No. 12-00077

DEBT \$248,013.06

ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made by O. Drake and Associates, Inc. PO Box 612 Suite 707 E. Baltimore Pike, Kennett Square, PA 19348, for Ginty-Hayden, dated 7-31-1989 and recorded as Plan 10294, as follows, to wit:

BEGINNING at a point in the bed of Bucktoe Road T-333, a corner of Lot #2, thence extending along same, and crossing the southerly side Bucktoe Road, and crossing the bed of a

driveway access easement, south 19 degrees 59 minutes 20 seconds east 189.93 feet to a point, thence extending still among same, south 26 degrees 11 minutes 37 seconds west 114.82 feet to a point in the line of lands of Michael and Cherly Lepopre, thence extending along same north 89 degrees 00 minutes 04 seconds west 163.22 feet to a point in the line of lands of David J. and Diane Zonino, thence extending along same, north 00 degrees 15 minutes 00 seconds east crossing the line of Bucktoe Road, a forementioned 344.07 feet to a point in the bed of same, thence extending south 66 degrees 05 minutes 00 seconds east 161.30 feet to the point of beginning.

BEING Lot #1 on said Plan.

CONTAINING 1.291 acres more or less.

BEING Chester County Tax Parcel 60-4-44

TAX Parcel #: 60-04-0044

BEING known as: 304 Bucktoe Road, Avondale, PA 19311

PLAINTIFF: Wells Fargo Bank NA (Trustee) AKA Certificateholders of Banc of Americ Alt...

VS

DEFENDANT: **JANE A.SAMPLE aka JANE R. SAMPLE**

SALE ADDRESS: 304 Bucktoe Road, Avondale, PA 19311

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

SALE NO. 12-8-545

Writ of Execution No. 11-11769

DEBT \$177,437.66

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Valley Crossing 2, prepared by Medveczky Associates, dated 12/6/1996, last revised 1/20/1998, and recorded in Chester County as Plan #14833, as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of Marc Drive (50 feet wide) said point being a corner of Lot No. 4, as shown on said Plan; thence extending from said beginning point and along the northwesterly side of Marc Drive the two following courses and distances (1) on the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 12.47 feet to a point of tangent in same; and (2) north 72 degrees 24 minutes 30 seconds east 7.62 feet to a point, a corner of Lot No. 2; thence extending

along said Lot No. 2 north 12 degrees 51 minutes 07 seconds west 117.66 feet to a point; thence extending south 77 degrees 08 minutes 53 seconds west 20.00 feet to a point, a corner of the aforementioned Lot No. 4; thence extending along Lot No. 4 south 12 degrees 51 minutes 07 seconds east 121.32 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

PROPERTY Parcel Number 38-4-150

TAX Parcel #: 38-04-0150

BEING known as: 6 Marc Drive,
Coatesville, PA 19320

PLAINTIFF: US Bank National
Association

VS

DEFENDANT: **MARVIN CHALWE**

SALE ADDRESS: 6 Marc Dr.,
Coatesville, PA 19320

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

SALE NO. 12-8-546

Writ of Execution No. 12-00477

DEBT \$98,390.81

ALL THAT CERTAIN lot or piece of ground, situate in London Grove Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of Brantham, made by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors, dated 6/4/73 and recorded in Plan Book 56 Page 43 as follows, to wit:

BEGINNING at a point on the northerly side of Bentley Road (50 feet wide) on said Plan, a corner of Lot #23 on said Plan; thence extending along the said northerly side of Bentley Road the following 2 courses and distances, to wit: (1) north 86 degrees 01 minute 09 seconds west 55.29 feet to a point of curve in same; thence (2) on the arc of a circle curving to the left having a radius of 435.00 feet to the arc distance of 75.33 feet to a point; thence leaving the said Bentley Road and extending north 05 degrees 56 minutes 22 seconds west along line of Lot #25 on said Plan, 347.56 feet to a point; thence extending south 86 degrees 31 minutes 58 seconds east along line of Lot #20 on said Plan, 190.00 feet to a point; thence extending south 03 degrees 57 minutes 29 seconds west along line of Lots #22 and #23; 337.56 feet to a point on the northerly side of Bentley Road, the first mentioned point and place of beginning.

BEING Lot #24 on said Plan.

CONTAINING 1.246 acres of land more or less.

BEING the same premises which Judith C. Venuto, Robert A. Venuto and Jessica Lyn Venuto, by Deed dated 4/18/2011, recorded 4/29/2011, in the Office for the Recorder of Deeds in and for Chester County, in Deed Book Volume 8169, Page 556, conveyed unto Judith C. Venuto.

BEING known as 16 Bentley Road,
West Grove, PA 19390

PARCEL No.: 59-8-141.28

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of
Pennsylvania

VS

DEFENDANT: **JUDITH C. VENU-
TO**

SALE ADDRESS: 16 Bentley Road,
West Grove, PA 19390

PLAINTIFF ATTORNEY: **GREGO-
RY JAVARDIAN, 215-942-9690**

SALE NO. 12-8-547

Writ of Execution No. 10-04153

DEBT \$290,702.21

ALL THAT CERTAIN messuage and tract of land, situate in the Borough of Downingtown, Chester County, Pennsylvania, on the south side of Lancaster Avenue in the West Ward of said Borough, bounded and described as follows:

BEGINNING at a point in Lancaster Avenue, a corner of land now or late of Thomas S. Ingram; thence along said avenue, south 51.5 degrees west 88 feet to a corner of land now or late of Jane E. McFarlan; thence by the said McFarlan's land, south 38 degrees east 20 perches to an alley, north 51.5 degrees east 88 feet to a corner of the said Ingram's land; thence by said land, north 38 degrees west 20 perches to the place of beginning.

AND which said Deed erroneously included a parcel of land which had previously been sold off in 1956, which said sold off or excepted piece or parcel of land is bonded and described as follows:

ALL THAT CERTAIN lot or tract of land with the buildings erected thereon situate on the north side of Railroad Alley in the West Ward, Borough of Downingtown of Downingtown, Chester County, PA.

BEGINNING at a point in the north side of a 12 feet wide alley designated on the Borough Plans as Railroad Alley, said point being also the south east corner of land now or late of Edgar C. Lineinger; thence leaving said alley and

along the east line of land of the said Edgar C. Lineinger 38 degrees 0 minutes west 93 feet to a point and thence by a new line of land of Ernest R. Smedley 51 degrees 30 minutes east 58 feet to a point and thence still by a new line of land of Ernest R. Smedley south 38 degrees 0 minutes east 93 feet to a point in the north line of the before mentioned Railroad Alley thence by said north line of said alley south 51 degrees 30 minutes west 58 feet to the first mentioned point and place of beginning.

TAX Parcel #: 11-07-0494
BEING known as: 78 West Lancaster Avenue, Downingtown, PA 19335

PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: **NICHOLAS & CHRISTINA DiFONZO**

SALE ADDRESS: 78 West Lancaster Avenue, Downingtown, PA 19335

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

SALE NO. 12-8-548

Writ of Execution No. 10-08542

DEBT \$298,784.21

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of New Garden, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision Plan for "Brittany Hills" made by Hillcrest Associates, Inc., dated 9/27/00, last revised 4/30/2001 and recorded 5/9/2001 as Plan #15749 as follows, to wit:

BEGINNING at a point on the southeasterly side of Carlisle Drive (50 feet wide), said point being a corner of Lot #81 (as shown on said Plan); thence from said point of beginning extending along said drive north 70 degrees 26 minutes 18 seconds east 49.00 feet to a point, being a corner of Lot #83; thence leaving said drive extending along Lot #83 south 19 degrees 33 minutes 42 seconds east 114.63 feet to a point on the centerline of a 20 feet wide access easement in line of Lot #52, being a corner of Lot #83; thence extending along Lot #52 and partially along Lot #53 and along the centerline of said access easement south 62 degrees 58 minutes 09 seconds west 49.42 feet to a point, being a corner of Lot #81; thence leaving Lot #53 and said access easement extending along Lot #81 north 19 degrees 33 minutes 42 seconds west 121.05 feet to the first mentioned point and place of beginning.

BEING Lot #82 on the above mentioned Plan.

CONTAINING 5,774 square feet more or less.

BEING UPI #60-4-378.

TAX Parcel #: 60-004-0378.0000

BEING known as: 344 Carlisle Drive,

Avondale, PA 19311

PLAINTIFF: BAC Home Loans
Servicing LP (FKA)

VS

DEFENDANT: **CINDY & AJAY K.**

BHAN

SALE ADDRESS: 344 Carlisle Drive,

Avondale, PA 19311

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

SALE NO. 12-8-549

Writ of Execution No. 12-00931

DEBT \$249,241.19

ALL THAT CERTAIN tract or parcel of land situate in New Garden Township, Chester County, Commonwealth of Pennsylvania, described according to a Plan prepared by Regester associates, Inc., dated 04-22-91, being Plan No. 11396 and being Lot 3 on said Plan, to wit:

BEGINNING at a point in the title line of a private road known as Vine Street, a corner of Lot 1 on said Plan; thence leaving the said point of beginning, leaving Vine Street and along Lot 1, north 00 degrees 16 minutes 40 seconds west 291.07 feet to a point a corner of Lot 2, thence along the same north 75 degrees 47 minutes 00 seconds east 169.32 feet to a point of now or late lands of Albert J. and Rosemary Ragazzo, thence along the same, south 00 degrees 16 minutes 40 seconds east 290.62 feet to a point set in the title line of Vine Street, aforementioned; thence along the same, south 75 degrees 30 minutes 00 seconds west 169.43 feet to the first mentioned point and place of beginning.

BEING Lot 3 on said Plan.

TAX ID/Parcel No. 60-3-131.7

BEING known as: 199 Maple Lane, Toughkenamon, PA 19374

PLAINTIFF: Green Tree Servicing LLC (Assignee) DBA National City Mortgage (Div of) DBA National City Bank

VS

DEFENDANT: **MEGAN FILBERT**

SALE ADDRESS: 199 Maple Lane, Toughkenamon, PA 19374

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

SALE NO. 12-8-550
Writ of Execution No. 09-02102
DEBT \$74,661.23

ALL THAT CERTAIN lot or piece of land, with the hereditaments and appurtenances, thereon, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of land for George Mitchell, Bellevue Park, made by Berger & Hayes, Consulting Engineers & Surveyors, dated March 10, 1968 and last revised January 2, 1973, as follows, to wit:

BEGINNING at a point on the curb line of Seventh Avenue, a corner of land known as Lot 15, said point also being located 190 feet from the intersection of Seventh Avenue and West Bridge Street; thence from said point of beginning and along the curb line of Seventh Avenue north 78 degrees 31 minutes east, 100 feet to a point, a corner of land known as Lot 17; thence along the land known as Lot 17, south 11 degrees 29 minutes east, 150 feet to a point in line of land known as Lot 22; thence along the land known as Lot 22 and along the land known as Lot 21, north 78 degrees 31 minutes east, 100 feet to a point, a corner of land known as Lot 15; thence along the land known as Lot 15, north 11 degrees 29 minutes west, 150 feet to a first mentioned point and place of beginning.

BEING Lot 16 as shown on said Plan.

TAX Parcel #: 08-07-0009

PROPERTY address: 706 West 7th Avenue, Parkesburg, PA 19365

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **DARLENE E. DIFERDINANDO**

SALE ADDRESS: 706 W. 7th Ave, Parkesburg, PA 19365

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

SALE NO. 12-8-551
Writ of Execution No. 11-04038
DEBT \$167,629.82

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

BEING known as 1241 East Lincoln Highway, Coatesville, PA 19320

PARCEL Number: 16-3-32

IMPROVEMENTS: residential proper-

ty

PLAINTIFF: Saxon Mortgage Services

Inc

VS

DEFENDANT: **MOSES CAMP-BELL**

SALE ADDRESS: 1241 East Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 12-8-552
Writ of Execution No. 11-07193
DEBT \$243,925.46

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Thornbury, County of Chester and Commonwealth of PA, bounded and described according to a final subdivision plan of Timberline, made by Robert F. Harsch and Associates, Inc., Consulting Engineers of West Chester, PA, dated 3/28/1978 last revised 9/27/1978 as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Timberline Trail said point being measured the arc distance of 25.61 feet along the arc of a circle curving to the right having a radius of 20 feet from a point of curve of reverse curve on the westerly proposed right of way line of Concord Road (T-452) as shown on said Plan; thence extending from said beginning point continuing along the northerly side of said Timberline Trail the 2 following courses and distances: (1) south 33 degrees 56 minutes 21 seconds west 167.42 feet to a point of curve and along the arc of a circle curving to the right having a radius of 153.34 feet the arc distance of 104.51 feet to a point the southeasterly corner of Lot 14 as shown on said Plan; thence extending along said Lot 14 north 25 degrees 52 minutes 9 seconds west 409.15 feet to a point in line of lands now or late of Thomas A. Dunbar, Inc.; thence extending along the same north 50 degrees 55 minutes 52 seconds east 259.89 feet to a point on the westerly proposed right of way line of Concord Road (T-452) as shown on said plan; thence extending along said proposed right of way line the 2 following courses and distances: (1) south 25 degrees 11 minutes 30 seconds east 296.43 feet to a point of curve; and (2) along the arc of a circle curving to the left having a radius of 190.53 feet the arc distance of 47.35 feet to a point of reverse curve on the northerly side of said Timberline Trail; thence extending along the same on the arc of a circle curving to the right having a radius of 20 feet the arc distance of

25.61 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on said Plan.

BEING the same premises which Don E. Berlin a/k/a Donald E. Berlin and Sirvart Shakarjuan, co-partners by Deed dated 2/23/81 and recorded 2/24/81 in Chester County in Deed Book A-58 Page 225 conveyed unto Anthony J. Ferraro and Sydney M. Ferraro, husband and wife, in fee.

BEING Tax ID/Parcel No. 66-04-0018.050

UPI 66-4-18.5

PLAINTIFF: TD Bank NA

VS

DEFENDANT: **ANTHONY & SYDNEY FERRARO**

SALE ADDRESS: 530 Timberline Trail, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JOHN JOSEPH WHELAN, 610-532-4222**

SALE NO. 12-8-553

Writ of Execution No. 11-04450

DEBT \$180,002.60

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, together with the 2 story frame dwelling house erected and known as No. 500 Strasburg Avenue, in the Borough of Parkesburg, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northeast corner of Lot now or late of James Bickett; thence southwardly 150 feet along the east line of said Lot; thence eastwardly 50 feet at right angles with the east line of Lot now or late of James Bickett and parallel with Strasburg Avenue; thence northwardly 150 feet parallel with the east line of said Lot; thence westwardly 50 feet on Strasburg Avenue to the place of beginning.

CONTAINING 7,500 square feet of land, be the same more or less.

HAVING erected thereon a dwelling known as 500 Strasburg Avenue, Parkesburg, PA 19365.

PARCEL No. 8-3-95.

BEING the same premises which Todd C. McClure, fee owner and Jacqueline McClure, Equitable Owner, by Deed dated 3/13/2009 and recorded 3/16/2009 in the Recorder's Office of Chester County, Pennsylvania, Deed Book Volume 7614, page 1420, Instrument No. 10908921, granted and conveyed unto Troy D. Huch and Amy J. Huch, husband and wife.

PLAINTIFF: PNC Bank National

Association

VS

DEFENDANT: **TROY & AMY HUCH**

SALE ADDRESS: 500 Strasburg Avenue, Parkesburg, PA 19365

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

SALE NO. 12-8-554

Writ of Execution No. 12-01673

DEBT \$56,423.49

PREMISES A

ALL THAT CERTAIN messuage or tenement and tract of land situated in the Township of East Nottingham, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in line of land late of Wilhelmina Gill, now or late of Edward C. Whiteside and wife, and of the Barnsley School House lot and running thence north 11 degrees east, 5.10 perches to a point in a line of land now or late of J. Harvey McVey, formerly land of John Dawson; thence by the same south 62-1/2 degrees east, 6.30 perches to the middle of the State Highway Route #12; thence along the middle of said State Highway Route #12 south 31 degrees west, 5.10 perches to a post; thence by land of Wilhelmina Gill, now or late of Edward C. Whiteside and wife, north 62 degrees 30 minutes west, 4.20 perches to the place of beginning.

CONTAINING 25.70 perches of land be the same more or less.

PREMISES B

ALL THOSE TWO CERTAIN adjoining lots or pieces of land with the buildings and improvements, thereon erected, situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described as follows:

TRACT #1 beginning at a stake in the middle of the limestone road, now Route #42; thence leaving said road and by land late of Edward Parsens, now by other land of Constance L. Mahan, and late of Charles A. Anderson, et al, north 55 degrees west, 6 perches and 3 links (100 feet, 11.76 inches) to a stake; thence by Tract #2, north 11-1/2 degrees east, 3 perches and 3 links (51 feet, 5.76 inches) to a stake in line of land now of Rufus Heck; thence by land of Rufus Heck, south 55 degrees east, 7 perches and 2 links (115 feet and 9.84 inches) to a stake in the said first mentioned road; thence in a straight line in a southwesterly direction in and along said road, 3-1/2 perches (57.75 feet) to the first mentioned point and place

of beginning.

CONTAINING 42 square perches of land, more or less.

TRACT #2 – beginning at a stone, formerly a corner of the School House Lot, now of Charles A. Anderson, et al; thence by the same north 59-1/2 degrees west, 22 perches and 5 feet to a point at or about the right of way of the Baltimore Central Railroad; thence in and along said right of way of said Baltimore Central Railroad, north 59-1/2 degrees east, 52 feet to a point, a corner of land now of Rufus Heck, formerly of Frank Kirk; thence by said land, south 59-1/2 degrees east, 22 perches and 1 foot to the northwesterly corner of Tract #1; thence by said Tract #1, south 9-1/2 degrees west, 48 feet to the place of beginning.

CONTAINING 60 square perches of land, more or less.

TITLE to said premises is vested in James B. Taylor and Elizabeth C. Taylor, husband and wife, by Deed from James B. Taylor and Elizabeth C. Pennell NKA Elizabeth C. Taylor, dated October 18, 2004 and recorded October 28, 2004 in Deed Book 6319, Page 1015, Instrument No.: 10473446.

PREMISES being known as: 215 Barnsly Road, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-6-112 and 69-6-113

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA First Franklin Mortgage Loan Trust 2004-FF11

VS

DEFENDANT: **JAMES & ELIZABETH TAYLOR**

SALE ADDRESS: 215 Barnsly Road, Oxford, PA 19363

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

SALE NO. 12-8-555

Writ of Execution No. 09-05677

DEBT \$327,595.75

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances situate in the Borough of Avondale, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the Pennsylvania Avenue, a corner of land late of Samuel G. Moore; thence along said Moore's land, south 71 1/4 degrees west, 200 feet to a spike; and north 16 3/4 degrees west, 121 feet to a spike at a corner of now or late of the Jean S. Pyle property; thence along said Pyle property, north 71 1/4

degrees east, 200 feet to a spike in the above named Pennsylvania Avenue; thence along said Avenue, south 16 3/4 degrees east, 121 feet to a place of beginning.

CONTAINING 24,200 square feet of land, more or less.

TITLE to said premises is vested in Joseph F. Cooper and Laura J. Cooper, h/w, by Deed from Joseph F. Cooper and Laura J. D'Orazio, nka, Laura J. Cooper, h/w dated September 11, 2007, recorded September 24, 2007 in Book 7270, Page 2012.

BEING known as 522 Pennsylvania Avenue, Avondale, PA 19311

TAX Parcel Number: 4-1-24

RESIDENTIAL dwelling

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **JOSEPH & LAURA COOPER**

SALE ADDRESS: 522 Pennsylvania Avenue, Avondale, PA 19311

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

SALE NO. 12-8-556

Writ of Execution No. 09-09884

DEBT \$1,044,832.56

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Marlborough, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Wetherall Farm made by Hillcrest Associates, Inc., dated 8/9/2002, last revised 2/4/2003 and recorded in Chester County as Plan #16513, as follows, to wit:

BEGINNING at a point on the westerly side of Halle Drive, a corner of Lot 6 on said Plan; thence extending along Lot 6 the two following courses and distances: (1) south 80° 2' 57" west, 356.27 feet to a point; (2) south 9° 57' 3" east, 255.71 feet to a point in line of lands now or formerly of Hercules Avello; thence extending along same south 79° 47' 9" west, 404.62 feet to a point a corner of lands now or formerly of Armand Petrillo; thence extending along same north 16° 37' 39" west, 283.54 feet to a point a corner of Lot 12; thence extending along Lot 12 north 80° 2' 57" east, 592.82 feet to a point on the westerly side of Halle Drive, aforesaid; thence extending along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 241.19 feet to the point and place of beginning.

BEING Lot 7 on said Plan.

BEING known as 114 Halle Drive,

Kennett Square, PA 19348

BEING the same premises which Hallelynn Corp., a PA Corporation, by Indenture dated February 14, 2007 and recorded February 21, 2007 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, Instrument No. 10730429 granted and conveyed unto Carolyn Leslie Green, as sole owner.

PARCEL No.: 61-5-219.1

IMPROVEMENTS: residential property.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **CAROLYN L. GREEN (aka)**

SALE ADDRESS: 114 Halle Drive, Kennett Square, PA 19348

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

SALE NO. 12-8-557

Writ of Execution No. 12-01028

DEBT \$383,094.21

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected situate, lying and being in the Township of Thornbury, County Chester County and Commonwealth of Pennsylvania.

BEING known as parcel #66-3-178

ALL THAT CERTAIN lot or piece of ground situate in the Thornbury Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Bridlewood Farm-Phases 3B, drawn by Taylor, Wiseman & Taylor, dated December, 1996 and last revised November 3, 1997, said Plan recorded in Chester County as Plan No. 14146, as follows, to wit:

BEGINNING at a point in the southerly right of way line of Leadline Lane (50 feet wide), said point being measured 583.27 feet along the tangent and curved easterly and southerly right of way line of said Leadline Lane, from the southerly end of a 16 feet radius curve connecting the easterly right of way line of Leadline Lane with the southerly right of way line of Bridlewood Boulevard (60 feet wide) as shown on said Plan; thence

(1) South 28 degrees 35 minutes 50 seconds east, along the westerly line of Parcel 17, 135.00 feet to a point corner to the same; thence

(2) South 69 degrees 01 minute 18 seconds west along the northerly line of open space, 98.65 feet to a point, corner to Parcel 19; thence

(3) 135.00 feet to a point in the southerly right of way line of Leadline Lane, thence along

the same;

(4) Eastwardly curving to the left with a radius of 237.00 feet through a center angle of 15 degrees 14 minutes 18 seconds, subtended by a cord bearing north 69 degrees 01 minutes 17 seconds east, chord distance 62.84 feet, an arc distance of 63.03 feet to the point and place of beginning.

SAID above described parcel containing within said bonds 10,717 square feet or 0.246 acres.

BEING Lot 18 as shown on the above mentioned Plan.

TAX Parcel No: 66-3-178

BEING known as 133 Leadline Lane, West Chester PA 19382

PLAINTIFF: JPMorgan Chase Bank National Association (Assignee) DBA Mortgage Electronic Registration Systems Inc (Nomi) DBA Allied Mortgage Group Inc

VS

DEFENDANT: **SHERRY L. & MICHAEL P. KANUIKA**

SALE ADDRESS: 133 Leadline Lane, West Chester, PA 19382

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

SALE NO. 12-8-558

Writ of Execution No. 11-09256

DEBT \$146,140.37

ALL THAT CERTAIN lot or piece of ground situate in West Goshen Township, Chester County, Pennsylvania, and described according to two Plans thereof, both known as "Glen Acres" made by T. G. Colesworthy, County Surveyor, one Plan being dated October 10, 1956 and revised October 30, 1956 and the other dated June 11, 1954 and last revised March 17, 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of School House Lane (40 feet wide), at the distance of 435.13 feet measured on a bearing of south 67 degrees 20 minutes 20 seconds west, along the said side of School House Lane from its point of intersection with the southwesterly side of Penn Lane (40 feet wide); thence extending from said point of beginning, south 67 degrees 20 minutes 20 seconds west, measured along the said side of School House Lane 136.71 feet to a point; thence extending north 23 degrees 22 minutes west 180.01 feet to a point; thence extending north 67 degrees 20 minutes 20 seconds east, 138.91 feet to a point; thence extending in south 22 degrees 39 minutes 40 seconds east, 180 feet to the

first mentioned point of beginning.

BEING Lot Number 71 as shown on the above mentioned Plan.

UNDER AND SUBJECT to the following restrictions, conditions and covenants, hereinafter set forth, to run with the land:

LOT shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on said lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

NO dwelling shall be permitted at a cost of less than \$7,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwelling shall be of quality of workmanship and materials substantially the same or better than that of which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 800 square feet for one-story and not less than 550 square feet for a dwelling of more than one story.

NO building shall be located nearer to the front line or nearer to the side street line than the minimum building set back line shown on the recorded Plat. In any event no building shall be located on any lot nearer than 40 feet to the front lot line or nearer than 40 feet to any side street line. No building shall be located nearer than 20 feet to any interior lot line.

NO dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line. For the purpose of this covenant eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

NO dwelling shall be erected or placed on any lot having a width of less than 100 feet, at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

EASEMENTS for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.

NO noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

NO structure of a temporary character, trailer, basement, tent, shack, garage, barn or other

outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

NO sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

NO oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon it in any lot. No derricks or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

NO animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

NO lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

NO individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Pennsylvania Department of Health. Approval of such system as installed shall be obtained from such authority.

NO fence, wall, hedge or mess planting shall be permitted to extend nearer to any street than the minimum setback line.

NO fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines or a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

THESE covenants are to run with the land and shall be binding on all parties and all per-

sons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the then owners of the lots had been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

INVALIDATION of any one of these covenants by judgment or Court Order shall be in no wise affect any of the provisions which shall remain in full force and effect.

BEING the same premises which Betty Storms by Deed dated July 14, 2000 and recorded on August 1, 2000, with the Chester County Recorder of Deeds in Deed Book Volume 4793 Page 1612, granted and conveyed unto Melissa Mariano Chattin and Keith E. Chattin.

PROPERTY known as: 1153 School House Lane, West Chester, PA 19382

BEING UPI #52-5H-10

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **KEITH & MELISSA CHATTIN**

SALE ADDRESS: 1153 School House Lane, West Chester, PA 19382

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

SALE NO. 12-8-559

Writ of Execution No. 09-15070

DEBT \$305,610.24

ALL THAT CERTAIN lot or piece of ground situate in the Township of London Grove, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Hills of Sullivan" for the Wilkinson Group, made by Edward B. Walsh & Associates, Inc. Civil Engineers 750 Springdale Drive, Exton, Pa. 19341, (610) 363-1360, dated 2-8-93, last revised 3-1-94, and recorded as Plan #13027, as follows, to wit:

BEGINNING at a point on the northerly side of Letchworth Lane, a corner of Lot 55, thence extending along same, north 02 degrees 22 minutes 56 seconds east 240.78 feet to a point on the southerly side of Indian Run Road (T-339),

thence extending along same, north 69 degrees 52 minutes 01 seconds east 44.85 feet to a point in the line of Lot 79, thence extending along same, and Lot 78, south 46 degrees 45 minutes 30 seconds east 271.45 feet to a point in the line of Lot 57, thence extending along same, south 41 degrees 19 minutes 14 seconds west 167.59 feet to a point on the northerly side of Letchworth Lane, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 225.00 feet the arc distance of 152.91 feet to the point of beginning.

BEING Lot 56 on said Plan.

CONTAINING 45,703 sq. ft.

BEING UPI #59-8-191.26

BEING the same premises which Judd Associates, a Pennsylvania Limited Partnership, by Deed dated April 30, 2001 and recorded on May 2, 2001, in Deed Book Volume 4946 Page 0873, in the Office of the Recorder of Deeds of Chester County, granted and conveyed unto Daniel M. Hazewski and Sandra M. Hazewski.

PROPERTY known as: 13 Letchworth Lane, Avondale, PA 19311

IMPROVEMENTS: residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **DANIEL & SANDRA HAZEWSKI**

SALE ADDRESS: 13 Letchworth Ln, Avondale, PA 19311

PLAINTIFF ATTORNEY: **PAUL DAVID BURKE, 412-355-0200**

SALE NO. 12-8-560

Writ of Execution No. 12-00776

DEBT \$342,950.35

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in West Goshen Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to "Final Plan of Greenhill Farms", made by Momenec-King Associates, dated December 20, 1988, last revised March 19, 1990 and recorded Chester County Plan Number 11295, as follows, to wit:

BEGINNING at a point on the south-easterly side of Darby Drive (50.00 feet wide) a corner of Lot Number 36 on said Plan; thence extending along the same, south 63 degrees 30 minutes 00 seconds east 260.25 feet to a point on line of lands now or late of John and Joyce Wilt; thence extending along the same and partly along

Lots 41 and 42, 196.71 feet to a point a corner of Lot Number 38; thence extending along the same, north 37 degrees 00 minutes 00 seconds west 186.86 feet to a point on the southeasterly side of Derby Drive, aforesaid; thence extending along the same on the arc of a circle, curving to the left, having a radius of 175.00 feet, the arc distance of 80.94 feet to a point a corner of Lot Number 36 on said Plan, the first mentioned point and place of beginning.

BEING Lot Number 37 on said Plan.

BEING UPI Number 52-3-50.37

TAX Parcel #: 52-03-0050.370

BEING known as: 857 Derby Drive,
West Chester, PA 19380

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

VS

DEFENDANT: **GERALYN & STEPHEN DONZE**

SALE ADDRESS: 857 Derby Drive,
West Chester, PA 19380

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

SALE NO. 12-8-561

Writ of Execution No. 09-14723

DEBT \$390,698.84

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, 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 easterly side of Flagstone Circle, said point being a corner of Lot #123; thence from said beginning point along Lot #123 south 84° 24' 53" east, 134.72 feet to a point, a corner of Lot #131; thence along the same the (2) courses and distances: (1) south 27° 09' 44" west, 65.86 feet to a point and (2) south 5° 35' 07" west, 22.75 feet to a point, a corner of Lot #125; thence along the same north 84° 24' 53" west, 170.50 feet to a point on the easterly side of Flagstone Circle; thence along the same north 5° 35' 07" east, 84.00 feet to the point and place of beginning.

BEING Lot No. 124 as shown on said Plan.

TAX Parcel #: 37-4-156

BEING known as: 308 Flagstone Circle, Coatesville, PA 19320

PLAINTIFF: US Bank National Association Trustee

VS

DEFENDANT: **DAYAANAND & NEELA TOTARAM**

SALE ADDRESS: 308 Flagstone Circle, Coatesville, PA 19320

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

SALE NO. 12-8-562

Writ of Execution No. 12-00123

DEBT \$251,073.23

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of West Bradford, County of Chester and State of Pennsylvania, being shown as Lot No. 155 on Plan of Crestmont Farms, Section V or Lee N. Manley, owner, by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 7/1/1959 and last revised on 9/3/1959 being more fully described as follows to wit:

BEGINNING at a point in the northeast line of Edgemont Drive (50 feet wide) said point being along the northeast line of Edgemont Drive, the following two courses from a point, the northern most radial corner of 25 feet radius at the intersection of the northeast line of Edgemont Drive with the northwest line of Montvale Circle (50 feet wide);

1) On a line curving to the right, having a radius of 194.91 feet, an arc distance of 128.13 feet and a chord bearing north 07 degrees 43 minutes 25 seconds west 125.83 feet; and

2) North 11 degrees 06 minutes 20 seconds east 65 feet to the point of beginning;

THENCE from said point of beginning and continuing along the east line of Edgemont Drive, north 11 degrees 06 minutes 228.28 feet to a point;

THENCE along a radial corner of Edgemont Drive, on a line curving to the right having a radius of 25 feet, the arc distance of 39.27 feet, and a chord bearing north 56 degrees 06 minutes 20 seconds east 35.36 feet to a point;

THENCE continuing along the south line of Edgemont Drive, the following (2) courses and distances:

1) South 78 degrees 53 minutes 40 seconds east 87.39 feet; and

2) On a line curving to the left having a

radius of 125 feet, the arc distance of 67.11 and a chord bearing north 85 degrees 43 minutes 30 seconds east 66.31 feet to a point, a corner of Lot N. 153;

THENCE along the southwest line of Lot No. 153, south 19 degrees 39 minutes 20 seconds east 156.44 feet to a point, the north corner of Lot No. 154;

THENCE along the northeast line of Lot No. 154, south 73 degrees 04 minutes 40 seconds west 290.39 feet to the point of beginning.

TAX Parcel #: 50-05-0158.300

BEING known as: 1157 Edgemont Drive, West Chester, PA 19380

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **KENNETH & JOANN CONRAD**

SALE ADDRESS: 1157 Edgemont Drive, West Chester, PA 19380

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

SALE NO. 12-8-564

Writ of Execution No. 11-11049

DEBT \$80,879.71

ALL THAT CERTAIN lot or piece of ground situate in West Goshen Township, Chester County, Pennsylvania, and described according to two Plans thereof, both known as "Glen Acres" made by T. G. Colesworthy, County Surveyor, one Plan being dated October 10, 1956 and revised October 30, 1956 and the other dated June 11, 1954 and last revised March 17, 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of School House Lane (40 feet wide), at the distance of 435.13 feet measured on a bearing of south 67 degrees 20 minutes 20 seconds west, along the said side of School House Lane from its point of intersection with the southwesterly side of Penn Lane (40 feet wide); thence extending from said point of beginning, south 67 degrees 20 minutes 20 seconds west, measured along the said side of School House Lane 136.71 feet to a point; thence extending north 23 degrees 22 minutes west 180.01 feet to a point; thence extending north 67 degrees 20 minutes 20 seconds east, 138.91 feet to a point; thence extending in south 22 degrees 39 minutes 40 seconds east, 180 feet to the first mentioned point of beginning.

BEING Lot Number 71 as shown on the above mentioned Plan.

UNDER AND SUBJECT to the following restrictions, conditions and covenants,

hereinafter set forth, to run with the land:

LOT shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on said lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

NO dwelling shall be permitted at a cost of less than \$7,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwelling shall be of quality of workmanship and materials substantially the same or better than that of which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 800 square feet for one-story and not less than 550 square feet for a dwelling of more than one story.

NO building shall be located nearer to the front line or nearer to the side street line than the minimum building set back line shown on the recorded Plat. In any event no building shall be located on any lot nearer than 40 feet to the front lot line or nearer than 40 feet to any side street line. No building shall be located nearer than 20 feet to any interior lot line.

NO dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line. For the purpose of this covenant eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

NO dwelling shall be erected or placed on any lot having a width of less than 100 feet, at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

EASEMENTS for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.

NO noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

NO structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

NO sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one

sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

NO oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon it in any lot. No derricks or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

NO animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

NO lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

NO individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Pennsylvania Department of Health. Approval of such system as installed shall be obtained from such authority.

NO fence, wall, hedge or mess planting shall be permitted to extend nearer to any street than the minimum setback line.

NO fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines or a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

THESE covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the then

owners of the lots had been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

INVALIDATION of any one of these covenants by judgment or Court Order shall be in no wise affect any of the provisions which shall remain in full force and effect.

BEING the same premises which Betty Storms by Deed dated July 14, 2000 and recorded on August 1, 2000, with the Chester County Recorder of Deeds in Deed Book Volume 4793 Page 1612, granted and conveyed unto Melissa Mariano Chattin and Keith E. Chattin.

PROPERTY known as: 1153 School House Lane, West Chester, PA 19382

BEING UPI #52-5H-10

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **KEITH & MELISSA CHATTIN**

SALE ADDRESS: 1153 School House Lane, West Chester, PA 19382

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

SALE NO. 12-8-565

Writ of Execution No. 12-01864

DEBT \$383,408.47

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Winding River made for Winding River Corporation by Bursich Associates, Inc. dated May 21, 1986 and last revised August 4, 1986 and recorded as Plan File Nos. 6496-6504 as follows, to wit;

BEGINNING at a point on the northeasterly side of Winding River Lane at a common corner of Lots #1 and #2 as shown on said Plan; thence from said beginning point and extending along Lot #2 north seventy three degrees zero minutes zero seconds east crossing over a thirty feet wide storm sewer easement one hundred ninety five and nine hundred sixty three one hundredths feet to a point in line of lands now or late of David

Costa; thence extending along lands of the same south twenty one degrees twenty four minutes zero seconds east one hundred twenty five and four hundred eleven one thousandths feet to a point on the northwesterly side of Winding River Lane, aforesaid; thence extending along the side of the same the three following courses and distances (1) south eighty degrees zero minutes zero seconds west one hundred eighty nine and four hundred thirty four one thousandths feet to a point of curve (2) along the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty eight and nine hundred seventy five one thousandths feet to a point of tangent and (3) north seventeen degrees zero minutes zero seconds west eighty five and six one thousandths feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

TAX Parcel #: 15-3A-15

BEING known as: 1001 Winding River Lane, Phoenixville, PA 19460

PLAINTIFF: Bank of New York Mellon The (F/K/A) (Trustee) FKA Bank of New York The DBA CWABS Inc

VS

DEFENDANT: **MARINA KONSTANTINIDIS**

SALE ADDRESS: 1001 Winding River Lane, Phoenixville, PA 19460

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

SALE NO. 12-8-566

Writ of Execution No. 12-01545

DEBT \$404,716.93

ALL THAT PARCEL of land in Borough of Elverson, Chester County, Commonwealth of Pennsylvania, being known and designated as Lot 76, Summerfield-Phase IV, metes and bounds property, beginning at a point on the southeastern side of the cul-de-sac of Stoneridge Drive (a private street) and being more fully described in Deed Book 7151, Page 1850 dated 04/20/2007 and recorded 05/04/2007, Chester County Records, Commonwealth of Pennsylvania.

ALL THAT CERTAIN parcel or tract of land located in a subdivision on the northern side of S.R.401, also known as Conestoga Road, a public street, situate in Elverson Borough, County of Chester, Commonwealth of Pennsylvania, entitled "Summerfield-Phase IV", being Lot #76 of said subdivision, prepared by Great Valley Consultants of Wyomissing, Pennsylvania, for

Stolzfus Enterprises, Ltd. and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeastern side of the cul-de-sac of Stoneridge Drive (a private street); thence going along the same, along the arc curving to the left, having a chord bearing of north 52 degrees 07 minutes 38 seconds east, a chord distance of 51.11 feet, a radius of 40.00 feet, a central angle of 79 degrees 25 minutes 04 seconds, an arc distance of 544.44 feet to a point; thence going along Lot #77, south 77 degrees 34 minutes 54 seconds east, a distance of 191.53 feet to a point; thence going along open Space #5 the (3) following courses and distances: (1) along the arc of a circle curving to the right, having a chord bearing of south 02 degrees 24 minutes 53 seconds west, a chord distance of 131.22 feet, a radius of 494.50 feet, a central angle of 15 degrees 14 minutes 54 seconds, an arc distance of 131.60 feet to a point; (2) north 79 degrees 57 minutes 40 seconds west, a distance of 117.53 to a point; (3) south 72 degrees 28 minutes 12 seconds west, a distance of 73.69 feet to a point; thence going along Lot #75, north 13 degrees 09 minutes 09 seconds west, a distance of 152.82 feet to the point and place of beginning.

CONTAINING in area 31,388.43 square feet, more or less.

TAX Parcel #: 13-4-78-7

BEING known as: 27 Stoneridge Drive, Elverson, PA 19520

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL STANLEY**

SALE ADDRESS: 27 Stoneridge Drive, Elverson, PA 19520

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

SALE NO. 12-8-567

Writ of Execution No. 10-06886

DEBT \$153,951.52

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania and described according to a plan thereof, made by Jerre R. Trout, Registered Engineer, dated 10/18/1949, as follows, to wit:

BEGINNING at a point on the title line in the bed of Park Street (45 feet wide) at the distance of 193.5 feet southeastwardly measured along said title line from its point of intersection with the center line of North Fourth Street; thence

extending north 26 degrees 3 minutes east crossing the northeasterly side of Park Street, 140.3 feet to a point; thence extending south 64 degrees, 19 minutes east, 59 feet to a point; thence extending south 26 degrees, 3 minutes west, recrossing the northeasterly side of Park Street, 140.68 feet to a point on the aforesaid title line in the bed of Park Street; thence extending north 63 degrees, 57 minutes west along said title line in the bed of Park Street, 59 feet to the first mentioned point and place of beginning.

UPI Number 6-5-28.

ADDRESS: 421 Park Street.; Oxford,
PA 19363

PLAINTIFF: Chase Home Finance
VS

DEFENDANT: **DELFINO CHAVEZ
and MIGUEL CHAVEZ-MEDRANO**

SALE ADDRESS: 421 Park Street,
Oxford, PA 19363

PLAINTIFF ATTORNEY: **CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

SALE NO. 12-8-568

Writ of Execution No. 12-01181

DEBT \$130,990.10

ALL THAT CERTAIN lot or piece of ground situate in Warwick Township, Chester County, Pennsylvania, and described according to a Plan of Lots for A.W. Rossiter, said plan made for Earl R. Ewing, Registered Surveyor, dated January 28, 1960, said plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, Pennsylvania, in Plan Book No. 10, Page 34, as follows, to wit:

BEGINNING at an interior point, said interior point being measured by the three following courses and distances from a point on the southeasterly side of Old Route 23 (33 feet wide) a road leading from Route No. 100 to Elverson in the southwesterly side of land conveyed to Charles Smith in Deed Book L-29 page 74 (1) south 74 degrees 14 minutes west measured along the said side of Old Route No. 23 a distance of 175.00 feet to a point (2) south 15 degrees 46 minutes east 214.00 feet to a point and (3) south 78 degrees 19 minutes west 95.00 feet to the point of beginning, said point of beginning also being on the rear line of Lot No. 11; thence extending from said point of beginning along line of Lot No. 5 south 09 degrees 00 minutes east 203.80 feet to a point on the northwesterly side of New Route No. 23 a road leading from Route No. 100 to Elverson; thence extending along the said side of New Route No. 23 south 80

degrees 52 minutes 45 seconds west 196.98 feet to a point on the center line of a certain 20 feet wide private lane a corner of Lot No. 7 thence extending along the line of Lot No. 7 north 00 degrees 14 minutes west partly along the said center line of the private lane 198.70 feet to a point a corner common to Lot Nos. 7, 6, 10 and 11; thence extending along the line of Lot No. 11 north 78 degrees 19 minutes east 166.88 feet to the first mentioned interior point and place of beginning.

BEING Lot No. 6 as shown on the above-mentioned plan.

BEING the same premises which Robert L. Cronce, by Deed dated March 1, 1999 and recorded in the Office of the Recorder of Deeds of Chester County on March 8, 1999 in Deed Book Volume 4521, Page 77, granted and conveyed unto Robert L. Cronce.

PLAINTIFF: JPMorgan Chase Bank
National Association

VS

DEFENDANT: **ROBERT L.
CRONCE**

SALE ADDRESS: 2719 Ridge Road,
Elverson, PA 19520

PLAINTIFF ATTORNEY: **KRISTINE
M. ANTHOU, 412-281-7650**

SALE NO. 12-8-569

Writ of Execution No. 12-01470

DEBT \$1,741,701.55

ALL THAT CERTAIN tract of land situate in Valley Township, Chester County, Pennsylvania, as shown on a Plan entitled "Final Subdivision and Land Development Plan for The D. London Tract prepared by Commonwealth Engineers, Inc., Downingtown, PA Drawing No. 200362-1, dated May 11, 2005, last revised April 28, 2008, and being more fully described as follows:

BEGINNING at an existing concrete monument located along the northwesterly Title Line of lanes now or formerly of Wickford Chase, LLC Record Book 7227, Page 1518, and running along said northwesterly Title Line north 00° 13' 30" west, a distance of 72.88 feet to the true point of beginning.

THENCEFROM the beginning of right curve from which the radius point bears south 11° 34' 11" east easterly a distance of 949.62 feet along the curve concave to the south, having a radius of 57295.80 feet and a central angle of 0°56'59" to a point of cusp;

THENCE south 00°07'40" east, a distance of 71.19 feet to the beginning of a curve con-

cave to the south having a radius of 57225.80 feet and a central angle of 0°33'46" and being subtended by a chord which bears south 79°05'08" west 562.13 feet;

THENCE westerly along said curve, a distance of 562.13 feet to a point of cusp;

THENCE south 14°22'20" east, a distance of 160.44 feet;

THENCE south 85°44'46" east, a distance of 514.22 feet;

THENCE south 00°07'40" east, a distance of 355.52 feet;

THENCE north 89°03'20" west, a distance of 100.00 feet;

THENCE south 00°07'40" east, a distance of 200.03 feet;

THENCE south 89°03'20" east, a distance of 100.00 feet;

THENCE south 00°07'40" east, a distance of 230.26 feet;

THENCE north 87°57'43" west, a distance of 931.34 feet;

THENCE north 00°13'30" east, a distance of 941.15 feet to the point of beginning

CONTAINING 19.199 acres of land be the same more or less

BEING Parcel #38-02-138.2

BEING the same premises that Wickford Chase, LLC, a PA Limited Liability Company, by Indenture bearing the date of June 30, 2008, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, at Book 7483, Page 1347, et. seq. on July 22, 2008, granted and conveyed unto Valley Township Land Acquisition, LLC, in fee.

PLAINTIFF: Customers Bank (F/K/A) FKA Customers 1st Bank (F/K/A) FKA New Century Bank

VS

DEFENDANT: **VALLEY TOWNSHIP LAND ACQUISITION, LLC**

SALE ADDRESS: Harry Road, Pleasant Valley Drive & U.S. Route 30, Coatesville, PA 19320

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

SALE NO. 12-8-570

Writ of Execution No. 11-11022

DEBT \$247,728.46

ALL THAT CERTAIN message and lot of land, situate in the Village of Toughkenamon, New Garden Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING in the Doe Run and Neward public road at a corner of land now or late of Isaac M. Pierson; thence by said land south 79 3/4 degrees west, 150 feet; thence by land of William Chandler, Jr., north 14 3/4 degrees west, 100 feet and north 79 3/4 degrees east, 150 feet to the aforesaid public road; thence by the same by land (formerly of the heirs of Samuel Strahorn, deceased, south 14 3/4 degrees east, 100 feet to the place of beginning.

TAX ID No. 60-3C-21

TITLE to said premises is vested in Donald Simpkins and Olivia Simpkins, as tenants by the entireties, by Deed from Keith E. Stapley, dated 7/30/2004 and recorded 8/11/2004 in Book 6248, Page 739.

PLAINTIFF: Wells Fargo Bank, NA (Trustee) AKA Option One Mortgage Loan Trust 2007-1 Asset...

VS

DEFENDANT: **DONALD & OLIVIA SIMPKINS**

SALE ADDRESS: 1085 Newark Road, Toughkenamon, PA 19374

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

SALE NO. 12-8-571

Writ of Execution No. 11-13604

DEBT \$148,433.77

BY virtue of a Writ of Execution No. 11-13604

OWNER(S) of property situate in the Township of East Nottingham, Chester County, Pennsylvania, being 9 Cristina Lane, Oxford, PA 19363-2801

UPI No. 69-6-247

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$148,433.77

PLAINTIFF: Wells Fargo Bank NA (S/B/M) FKA Wells Fargo Home Mortgage, Inc

VS

DEFENDANT: **JOSEPH R. BAUER, JR.**

SALE ADDRESS: 9 Cristina Lane, Oxford, PA 19363

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

SALE NO. 12-8-572
Writ of Execution No. 11-01363
DEBT \$111,307.75

PREMISES A:

ALL THAT CERTAIN lot of land, situate in New Garden Township, Chester County, PA bounded and described by survey of Manley N. White, Surveyors, on 2/13/1956, as follows:

BEGINNING at a point at or near the center of a public road leading from U.S. Route No. 1 northwardly to Township Line Road, said point being a corner of land of Bruce Adkins, et ux; thence thereby along land of the said Bruce Adkins, north 87 degrees 35 minutes 28 seconds east 210 feet to a pipe, passing over a pipe on the easterly side of McClellan, et ux from land about to be conveyed (1) south 2 degrees 24 minutes 32 seconds east 150 feet to a pipe; (2) thence south 87 degrees 35 minutes 28 seconds west 195.53 feet to a point at or near the center of the aforesaid road; thence thereby along said road the following three courses and distance: (1) north 17 degrees 28 minutes 56 seconds west 123.8 feet to a point; (2) thence north 84 degrees 31 minutes 4 seconds east 16.5 feet to a point; thence north 0 degrees 1 minute 4 seconds east 29.6 feet to the point and place of beginning.

CONTAINING 0.7282 acres of land, more or less.

PREMISES B:

ALL THAT CERTAIN tract of land, situate in New Garden Township, Chester County, PA, bounded and described as follows:

BEGINNING at a point in Cedar Springs Road, the southwest corner of land of Elmer R. and Annamary Ressler; thence north 87 degrees 35 minutes 28 seconds east 195.5 feet to a point, the southeast corner of land of said Ressler; thence north 2 degrees 24 minutes 32 seconds east 150 feet to a pipe, the northeast corner of land of said Ressler; thence south 7 degrees 33 minutes 4 seconds east 200.8 feet the northeast corner of land of Benjamin W. Roland and Mary Emma Roland; thence south 87 degrees 35 minutes 28 seconds west 200 feet to the center of Cedar Springs Road the northwest corner of land of Benjamin W. and Mary Emma Roland; thence along or near the center of said public road north 11 degrees 28 minutes 56 seconds west 51.8 feet to the place of beginning.

CONTAINING 0.258 acres of land, more or less.

BEING Parcel No. 60-2-21

PLAINTIFF: RBS Citizens NA (S/I/I)
DBA CCO Mortgage Corp (F/K/A) FKA Charter

One Mortgage Corp
VS

DEFENDANT: **TIMOTHY,
TIFFANY & UNKNOWN HEIRS OF JAMES
E. MILLER**

SALE ADDRESS: 435 Cedar Springs
Road, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

SALE NO. 12-8-573
Writ of Execution No. 12-02386
DEBT \$233,909.06

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property of Pennsylvania, Act of July 3, 1963, P.L. 196, by recording in the Office for the Recorder of Deeds, in and for the County of Chester, Pennsylvania of the Declaration dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 Page 272; a First Amendment thereto dated July 7, 1972 and recorded in July 7, 1972 in Misc. Deed Book 198 Page 472; a Second Amendment thereto dated July 16, 1973 and recorded July 16, 1973 in Misc. Deed Book 206 Page 852; and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 Page 202; and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974, in Misc. Deed Book 265 Page 68; a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 Page 102; a Sixth Amendment thereto dated August 12, 1976 and recorded August 17, 1976 in Misc. Deed Book 341 Page 114; a Seventh Amendment thereto dated December 21, 1976, recorded December 23, 1976 in Misc. Deed Book 359 Page 202; a Declaration Plan dated October of 1971, executed and acknowledged June 27, 1972 and recorded June 28, 1972 in Plan Book 43 Page 24; a First Amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 51 Page 1; a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 page 24; a Third Amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan File No. 236; a Fourth Amendment thereto dated August of 1976 and recorded August 17, 1976 in Plan File No. 544; and a Fifth Amendment dated December

of 1976 and recorded December 23, 1976 in Plan File No. 767; and a Code of Regulations dated June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 page 306; a First Amendment thereto dated May 31, 1974 and recorded 31, 1974 in Misc. Deed Book 236 page 210; a Second Amendment thereto dated August 4, 1978 and recorded August 4, 1978 in Misc. Deed Book 414 Page 248; and a Third Amendment thereto dated in Misc. Book 432 Page 366; and a Fourth Amendment thereto in Misc. Book 460 Page 417; and Fifth Amendment thereto in Misc. Book 500 page 144 and a Sixth Amendment thereto dated November 8, 1982 and recorded November 9, 1982 in Miscellaneous Deed Book 572, page 398, and a Seventh Amendment dated November 21, 1985 and recorded in Record Book 139, page 372, and an Eighth Amendment dated November 21, 1985 and recorded in Record Book 139, page 377; and 9th Amendment in Record Book 2763 page 424 and 10th Amendment in Record Book 2763 page 428; being and designated on such Declaration Plan as Unit No. 156 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall, time to time hereafter, to amended together with a proportionate undivided interest in common elements as defined in such Declaration.

UNDER and subject to the covenants, restrictions, easements, terms rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, declaration plan and Code of Regulations (as same have been or shall from time to time, hereafter be amended) and in the rules referred to in such Code of Regulations.

UNDER and subject to easement or roads and to certain building restrictions, rights granted to public utilities and other rights, covenants and restrictions of record.

TITLE to said premises is vested in Pamela E. Dillon by Deed from Victoria K. Stoelker, dated January 11, 2008 and recorded January 15, 2008 in Deed Book 7346, page 2081, Instrument No.: 10816118.

PREMISES being known as: 1450 West Chester Pike, Unit 156, West Chester, Pennsylvania 19382.

TAX I.D. #: 53-6-1521.56L

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: **PAMELA E. DIL-**

LON

SALE ADDRESS: 1450 West Chester Pike, Unit 156, West Chester, PA 19382

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

SALE NO. 12-8-574

Writ of Execution No. 12-02522

DEBT \$177,456.38

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision of land for Manor Homes, Inc., made by Berger and Hayes, Inc., Consulting Engineers, Thorndale, PA dated 3/12/1991 and last revised 4/3/1991 and filed in Chester County as Plan #11181 as follows, to wit:

BEGINNING at a point on the north side of Reed Street, said point being a corner of land now or late of Mahasti Koosha as shown on said Plan, thence extending from said point of beginning along the north side of Reed Street on the arc of a circle curving to the right having a radius of 746.09 feet the arc distance of 104.36 feet to a point, a corner of Lot #1, thence extending along the same north 04 degrees 36 minutes 00 seconds west 170.72 feet to a point in the title line of Spruce Street, thence extending along the same north 85 degrees 03 minutes 30 seconds east 103.00 feet to a point a corner of land now or late of Mahasti Koosha, aforesaid thence extending along the same south 04 degrees 56 minutes 30 seconds east 178.00 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on said Plan.

CONTAINING 18.176 square feet of land more or less.

BEING UPI #39-3Q-37.1

TITLE to said premises is vested in Dale Ellingsworth and Kelly M. Ellingsworth by Deed from Mark S. Gould, dated September 11, 2001 and recorded September 13, 2001 in Deed Book 5063, Page 2057.

PREMISES being known as: 1309 Reed Street, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3Q-0037.010

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: **DALE and KELLY ELLINGSWORTH**

SALE ADDRESS: 1309 Reed Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BRIAN**

LAMANNA, 215-790-1010**SALE NO. 12-8-575****Writ of Execution No. 12-02475****DEBT \$215,912.67**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of "Inglewood Development" made by Berger & Hayes, Inc., Consulting Engineers and Surveyors, Coatesville, Pennsylvania, dated 6/20/1968, as follows, to wit:

BEGINNING at a point on the southerly side of Edge's Lane (50 feet wide) which point is measured the 6 following courses and distances from a point of curve on the westerly side of Municipal Drive (50 feet wide); (1) extending from said point of curve on a line curving to the left, having a radius of 25 feet the arc distance of 36.98 feet to a point of tangent; (2) north 89 degrees 29 minutes 40 seconds west 84.38 feet to a point of curve; (3) on a line curving to the left having a radius of 171.08 feet the arc distance of 85.43 feet to a point of tangent; (4) south 61 degrees 53 minutes 40 seconds west 25.31 feet to a point of curve; (5) on a line curving to the right having a radius of 221.08 feet the arc distance of 110.38 feet to a point of tangent; and (6) north 89 degrees 29 minutes 40 seconds west 330 feet to the point and place of beginning; thence extending from said beginning point south 00 degrees 30 minutes 20 seconds west 165 feet to a point; thence extending north 89 degrees 29 minutes 40 seconds west 85 feet to a point; thence extending north 00 degrees 30 minutes 20 seconds east 165 feet to a point on the southerly side of Edge's Lane aforesaid; thence extending along the same south 89 degrees 29 minutes 40 seconds east 85 feet to the first mentioned point and place of beginning.

BEING Lot 33 as shown on Plan.

TITLE to said premises is vested in Sherin Madanat and Hashem Madanat by Deed from Robert P. Roadside and Veronica Roadside, husband and wife, dated November 1, 2004 and recorded November 9, 2004 in Deed Book 6330, Page 15, Instrument No.: 10477084.

PREMISES being known as: 3306 Edge Lane, Thorndale, Pennsylvania 19372.

TAX I.D. #: 39-4G-47

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **SHERIN &**

HASHEM MADANAT

SALE ADDRESS: 3306 Edge Lane, Thorndale, PA 19372

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

SALE NO. 12-8-577**Writ of Execution No. 12-02151****DEBT \$113,754.04**

BY virtue of a Writ of Execution No. 12-02151

OWNER(S) of property situate in the Borough of Elverson, Chester County, Pennsylvania, being 62 West Main Street, Elverson, PA 19520-9404

UPI No. 13-3-7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$113,754.04

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JOHN L. LAKE-MAN**

SALE ADDRESS: 62 West Main Street, Elverson, PA 19520

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

SALE NO. 12-8-578**Writ of Execution No. 12-01674****DEBT \$186,751.10**

BY virtue of a Writ of Execution No. 12-01674

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 426 Mary Street, Downingtown, PA 19335-2520

UPI No. 11-7-4

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$186,751.10

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **TAMMY PORTER**

SALE ADDRESS: 426 Mary Street, Downingtown, PA 19335

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

SALE NO. 12-8-579
Writ of Execution No. 12-02191
DEBT \$146,457.69

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

BEING known as 127 Wagontown Road, Coatesville, PA 19320

PARCEL Number: 28-6-40.5

IMPROVEMENTS: residential property

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

VS

DEFENDANT: **WARREN S. McCULLEY**

SALE ADDRESS: 127 Wagontown Road, Coatesville, PA 19320

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

SALE NO. 12-8-580
Writ of Execution No. 11-13715
DEBT \$406,695.07

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in the Township of West Fallowfield, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Plan prepared by Charles Artinian by N.M. Lake & Associates, Inc., (Oxford, PA.) dated September 19, 1988 and revised November 8, 1988 as follows, to wit:

BEGINNING at a point in the title line in the bed of High Point Road (T-355) at a corner of Lot #1, which point is measured the 2 following courses and distances along the said title line from the northeaster corner of land of William E. and Elizabeth S. Parry; (1) south 55 degrees 15 minutes 58 seconds east 201.51 feet to a point of curve and (2) along the arc of a circle curving to the right having a radius of 5000 feet the arc distance of 194.49 feet to the beginning point; thence along the title line in the bed of High Point Road the following 4 courses and distances; (1) along the arc of a circle curving to the right having a radius of 5000 feet the arc distance of 114.88 feet to a point of tangent; (2) south 51 degrees 43 minutes 15 seconds east 75.35 feet to a point; (3) along a curve to the left having a radius of 800 feet the arc distance of 168.55 feet whose chord bearing is south 57 degrees 45 minutes 24 seconds east 168.24 feet to

a point and along the center line of High Point Road (4) south 63 degrees 47 minutes 31 seconds east 101.17 feet to a point a corner of Lot #3; thence along Lot #3 the 3 following courses and distances; (1) south 38 degrees 44 minutes 23 seconds west crossing the southwesterly side on High Point Road and partially along the westerly side of a stream 413.44 feet to an iron pin set on or near the westerly side of said stream; (2) south 51 degrees 15 minutes 36 seconds east crossing the said stream 80.00 feet to an iron pin set and (3) south 32 degrees 45 minutes 02 seconds west 622.72 feet to an iron pin set in the line of land of the aforesaid Parry's land; thence along Parry's land and along a fence line north 50 degrees 38 minutes 32 seconds west recrossing the aforementioned stream 542.21 feet to an iron pin set for a corner of this and Lot #1; thence along Lot #1 north 35 degrees 18 minutes 36 seconds east recrossing the southwesterly side of High Point Road 984.84 feet to the first mentioned point and place of beginning.

CONTAINING 11.36 acres of land, be the same more or less.

BEING Lot #2 as shown of the above mentioned Plan.

BEING UPI #44-6-30.2.

BEING the same premises which Robert B. Wilson, et al by Deed dated 1/6/1989 and recorded in the County of Chester in Deed Book 1415 Page 253 granted and conveyed unto Miles K. Reinhart, Jr., and Sharon Reinhart, husband and wife, in fee.

PLAINTIFF: National Bank of Malvern

VS

DEFENDANT: **MILES K. (JR.) & SHARON REINHART**

SALE ADDRESS: 432 Highpoint Circle, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **WILLIAM L. HOWARD, 610-296-9020**

SALE NO. 12-8-581
Writ of Execution No. 12-02878
DEBT \$307,190.22

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

BEING known as 616 East Shropshire Drive, West Chester, PA 19382

PARCEL Number: 51-08-0086

IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA,

National Association

VS

DEFENDANT: **DAVID & LOUISE****BAZEMORE**

SALE ADDRESS: 616 East Shropshire Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **AMY****GLASS, 856-669-5400****SALE NO. 12-8-582****Writ of Execution No. 11-11055****DEBT \$247,592.79**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry Country of Chester and State of Pennsylvania, bounded and described according to a survey thereof by Meixner dated 9/12/1958 as follows, to wit:

BEGINNING at a point in the centerline of Cedarville Road (33 feet wide) said point being located north 48 degrees 45 minutes west 781.00 feet from the intersection of the centerline of Cedarville Road with the centerline of Township Road (33 feet wide); thence along the centerline of Cedarville Road north 48 degrees 45 minutes west 125.00 feet to a point; thence along Lot No. 2 north 42 degrees 00 minutes east 216.00 feet to a point; thence along other lands of Cistance Frick, south 48 degrees 45 minutes east 125.00 feet to a point; thence along Lot No. 4, south 42 degrees 00 minutes west 216.00 feet to a point in the centerline of Cedarville Road and the place of beginnings.

CONTAINING 0.61978, more or less

BEING Lot No. 3

TAX Parcel Number: 18-01-0103.010

UPI #18-1-103.1

IMPROVEMENTS: Residential

dwelling

TITLE to said premises is vested in Darin Schantz, as sole owner by Deed from Linda Radcliff, also known as Linda M. Homitz dated 1/29/2008 and recorded 2/8/2008 in Record Book 7363 Page 196.

PLAINTIFF: Fannie Mae AKA Federal National Mortgage Association

VS

DEFENDANT: **DARIN SCHANTZ**

SALE ADDRESS: 1855 East Cederville Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MARTHA****E. VON ROSENSTIEL, 610-328-2887****SALE NO. 12-8-583****Writ of Execution No. 12-03438****DEBT \$695,515.53**

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of London Grove, County of Chester, State of Pennsylvania, bounded and described according to a Plan of E. Frank Pusey, Jr. made by George E. Regester, Jr. & Sons, Inc., Kennett Square, PA., dated 11/25/1986, recorded 5/20/1987 in Plan File #7175, as follows, to wit:

BEGINNING at a point on the title line in the bed of Baltimore Pike, said point also being at a corner of land of Gloria Shortlidge; thence extending from said beginning point and along the title line in the bed of Baltimore Pike, south 84 degrees 51 minutes east, 208.18 feet to a point, a corner of Parcel B; thence extending along the same, the (2) following courses and distances: (1) south 20 degrees, 39 minutes, 46 seconds west, 501.94 feet to an iron pin and (2) degrees, 54 minutes east, 265 feet to an iron pin in the bed of Septa Railroad; thence extending along same, south 77 degrees, 43 minutes, 51 seconds west, 1143.63 feet to an iron pin on the line dividing the Township of Penn from the Township of London Grove, said point also being a corner of land of Bernard L. Ryan; thence extending along same, north 03 degrees, 16 minutes 55 seconds west, 623.92 feet to an iron pin in line of land of Mervin A. Arnold, Jr.; thence extending along same and also along lands of others, north 76 degrees, 28 minutes, 49 seconds east, 368.88 feet to an iron pin, a corner of land of Parcel C, to be added to other lands of Gloria Shortlidge, thence extending along same, the (3) following courses and distances: (1) south 05 degrees, 09 minutes, 47 seconds west, 100 feet to an iron pin; (2) north 83 degrees, 51 minutes, 24 seconds east, 724.25 feet to an iron pin and (3) north 07 degrees, 21 minutes east, 311.54 feet to a point on the title line in the bed of Baltimore Pike, the first mentioned point and place of beginning.

BEING Parcel "B", as shown on said Plan.

CONTAINING 15.254 acres of land, more or less.

BEING the same property acquired by Stephen J. Black, and Joyce D. Black, by Deed recorded 03/31/1999, of record in Deed Book 4518, Page 1621, in the Office of the Recorder of Chester County, Pennsylvania.

IMPROVEMENTS: Commercial Building

TAX Parcel: 59-7-38.1

BEING known as 431 West Baltimore Pike, West Grove, Pennsylvania 19390

TO be sold as the property of Stephen J. Black and Joyce D. Black

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **STEPHEN & JOYCE**

BLACK

SALE ADDRESS: 431 West Baltimore Pike, West Grove, PA 19390

PLAINTIFF ATTORNEY: **DOMINIC**

A. DECECCO, 610-779-0772

SALE NO. 12-8-585

Writ of Execution No. 09-10807

DEBT \$529,703.80

BY virtue of a Writ of Execution No. 09-10807

OWNER(S) of property situate in the Township of Easttown, Chester County, Pennsylvania, being 104 Sussex Place, Berwyn, PA 19312-1745

UPI No. 55-2R-5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$529,703.80

PLAINTIFF: US Bank National Association as Trustee

VS

DEFENDANT: **WYATT & ELIZABETH HIGGINBOTHAM**

SALE ADDRESS: 104 Sussex Place, Berwyn, PA 19312

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

SALE NO. 12-8-586

Writ of Execution No. 11-13884

DEBT \$318,771.87

BY virtue of a Writ of Execution No. 11-13884

OWNER(S) of property situate in East Nottingham Township, Chester County, Pennsylvania, being 138 Wedgewood Road, Oxford, PA 19363-2432

UPI No. 69-2-89.3

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$318,771.87

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **DAVID & LINDA KREMSTEIN**

SALE ADDRESS: 138 Wedgewood

Road, Oxford, PA 19363

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

SALE NO. 12-8-587

Writ of Execution No. 11-06924

DEBT \$145,317.28

BY virtue of a Writ of Execution No. 2011-06924-RC

OWNER(S) of property situate in West Caln Township, Chester County, Pennsylvania, being 100 Cazillo Lane, Coatesville, PA 19320-1074

UPI No. 28-5-67.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$145,317.28

PLAINTIFF: Nationstar Mortgage

LLC

VS

DEFENDANT: **EDWARD J. (JR) & SHIRLEY A. MORRIS**

SALE ADDRESS: 100 Cazillo Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **VIVEK SRIVASTAVA, 215-563-7000**

SALE NO. 12-8-588

Writ of Execution No. 11-12314

DEBT \$407,474.42

BY virtue of a Writ of Execution No. 11-12314

OWNER(S) of property situate in the Township of New Garden, Chester County, Pennsylvania, being 21 Middleton Lane, Landenberg, PA 19350-9385

UPI No. 60-5-34.11

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$407,474.42

PLAINTIFF: US Bank National Association (Successor Trustee) AKA Wachovia Bank, National Association (Trustee) AKA Wells Fargo Asset Securities Corporation, ...

VS

DEFENDANT: **KEITH & LAURIE KODASH**

SALE ADDRESS: 21 Middletown Lane, Landenberg, PA 19350

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

SALE NO. 12-8-589
Writ of Execution No. 10-13484
DEBT \$228,860.63

BY virtue of a Writ of Execution No.
 2010-13484

OWNER(S) of property situate in the
 Township of East Brandywine, Chester County,
 Pennsylvania, being 888 Horseshoe Pike,
 Downingtown, PA 19335-1337

UPI No. 30-5-221.2

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$228,860.63

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **JULIE BARBATI**

SALE ADDRESS: 888 Horseshoe
 Pike, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHEETAL
 RAMESH SHAH-JANI, 215-563-7000**

SALE NO. 12-8-590
Writ of Execution No. 12-01451
DEBT \$86,286.95

BY virtue of a Writ of Execution No.
 12-01451

OWNER(S) of property situate in the
 Township of East Bradford, Chester County,
 Pennsylvania, being 763 Scotch Way, West
 Chester, PA 19382-1901

UPI No. 51-5-470

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$86,286.95

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **HERBERT E.
 HAMERSTONE aka HERB HAMERSTONE**

SALE ADDRESS: 763 Scotch Way,
 West Chester, PA 19382

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

SALE NO. 12-8-591
Writ of Execution No. 12-01683
DEBT \$168,032.02

BY virtue of a Writ of Execution No.
 12-01683

OWNER(S) of property situate in the
 3rd Ward of the Borough of Phoenixville, Chester
 County, Pennsylvania, being 406 West, Anderson
 Avenue, Phoenixville, PA 19460-4305

UPI No. 15-17-0066

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$168,032.02

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **BRENDTEN M. &
 SUSAN EICKSTAEDT**

SALE ADDRESS: 406 W Anderson
 Ave, Phoenixville, PA 19460

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

SALE NO. 12-8-592
Writ of Execution No. 12-01450
DEBT \$243,823.16

BY virtue of a Writ of Execution No.
 12-01450

OWNER(S) of property situate in the
 Township of East Nottingham, Chester County,
 Pennsylvania, being 124 Meadow View Drive,
 Oxford, PA 19363-3900

UPI No. 69-5-124

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$243,823.16

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MERIDITH HIRTH-
 LER**

SALE ADDRESS: 124 Meadow View
 Drive, Oxford, PA 19363

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

SALE NO. 12-8-593
Writ of Execution No. 11-09347
DEBT \$61,994.20

BY virtue of a Writ of Execution No.
 11-09347

OWNER(S) of property situate in the
 1st Ward of the City of Coatesville, Chester
 County, Pennsylvania, being 353 Charles Street,
 Coatesville, PA 19320-2958

UPI No. 16-9-57

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$61,994.20

PLAINTIFF: Aurora Bank FSB FKA
 Lehman Brothers Banks, FSB

VS

DEFENDANT: **LUZ M. RIVERA**
 SALE ADDRESS: 353 Charles Street,
 Coatesville, PA 19320

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

SALE NO. 12-8-595
Writ of Execution No. 12-01359
DEBT \$58,003.86

BY virtue of a Writ of Execution No. 12-01359

OWNER(S) of property situate in the Borough of Spring City, Chester County, Pennsylvania, being 211 Walnut Street, Spring City, PA 19475-2112

UPI No. 14-6-66

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$58,003.86

PLAINTIFF: Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc (F/K/A) FKA Norwest Mortgage Inc

VS

DEFENDANT: **WILLIAM S. RHOADS**

SALE ADDRESS: 211 Walnut Street, Spring City, PA 19475

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

SALE NO. 12-8-597
Writ of Execution No. 11-11695
DEBT \$147,444.46

BY virtue of a Writ of Execution No. 11-11695

OWNER(S) of property situate in the Township of East Pikeland, Chester County, Pennsylvania, being 1302 Black Walnut Drive #1302, Phoenixville, PA 19460-4853

UPI No. 26-02-0470

IMPROVEMENTS thereon: condominium

JUDGMENT amount: \$147,444.46

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **WILLIAM M. BOYE**
 SALE ADDRESS: 1302 Black Walnut Dr #1302, Phoenixville, PA 19460

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

SALE NO. 12-8-598
Writ of Execution No. 11-13606
DEBT \$164,836.44

BY virtue of a Writ of Execution no. 11-13606

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 200 Valley Green Drive, Coatesville, PA 19320-1197

UPI No. 28-8-111.64

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$164,836.44

PLAINTIFF: Bank of America NA (S/B/M) FKA BAC Home Loans Servicing, LP

VS

DEFENDANT: **DEBORAH L. MANN aka DEBORAH LEUSKY**

SALE ADDRESS: 200 Valley Green Drive, Coatesville, PA 19320

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

SALE NO. 12-8-599
Writ of Execution No. 11-11248
DEBT \$232,108.55

BY virtue of a Writ of Execution No. 11-11248

OWNER(S) of property situate in the West Ward of the Borough of Downingtown, Chester County, Pennsylvania, being 222 Highland Avenue, Downingtown, PA 19335-2502

UPI No. 11-7-396

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$232,108.55

PLAINTIFF: Nationstar Mortgage LLC FKA Centex Home Equity Company, LLC

VS

DEFENDANT: **PATRICIA A. & JESSICA M. HELLER**

SALE ADDRESS: 222 Highland Avenue, Downingtown, PA 19335

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

SALE NO. 12-8-600
Writ of Execution No. 09-11477
DEBT \$232,558.90

BY virtue of a Writ of Execution No. 09-11477

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

Pennsylvania, being 105 Bradford Drive,
Coatesville, PA 19320-4329

UPI No. 47-8-1.36

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$232,558.90

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **JOHN J. MORRONI,**

JR.

SALE ADDRESS: 105 Bradford Dr,
Coatesville, PA 19320

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

SALE NO. 12-8-601

Writ of Execution No. 12-00788

DEBT \$195,165.71

BY virtue of a Writ of Execution No.
12-00788

OWNER(S) of property situate in New
London Township, Chester County, Pennsylvania,
being 2030 Oxford Road, Lincoln University, PA
19352-8916

UPI No. 71-1-32.1

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$195,165.71

PLAINTIFF: Wells Fargo Bank NA
(Assignee) DBA Mortgage Electronic Registration
Systems in Corpor DBA Franklin American
Mortgage Company

VS

DEFENDANT: **CHERYL A. TROUT**

SALE ADDRESS: 2030 Oxford Road,
Lincoln University, PA 19352

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

SALE NO. 12-8-602

Writ of Execution No. 12-00421

DEBT \$114,560.32

BY virtue of a Writ of Execution No.
12-00421

OWNER(S) of property situate in the
Borough of Malvern, Chester County,
Pennsylvania, being 6 Raffaella Drive, Malvern, PA
19355-2559

UPI No. 2-4-371

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$114,560.32

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **JOSEPH F. &
KELLY M. GEIGER**

SALE ADDRESS: 6 Raffaella Drive,
Malvern, PA 19355

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

SALE NO. 12-8-603

Writ of Execution No. 12-00662

DEBT \$820,510.04

BY virtue of a Writ of Execution No.
12-00662

OWNER(S) of property situate in the
Township of East Goshen, Chester County,
Pennsylvania, being 1459 Blanford Lane, West
Chester, PA 19380-5835

UPI No. 53-01-0057-180

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$820,510.04

PLAINTIFF: Citimortgage Inc
(Assignee) DBA Mortgage Electronic Registration
Systems Inc.. DBA Quick Loans Inc

VS

DEFENDANT: **RICK L. MANTZ**

SALE ADDRESS: 1459 Blanford
Lane, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOHN
MICHAEL KOLESNIK, 215-563-7000**

SALE NO. 12-8-604

Writ of Execution No. 11-13705

DEBT \$90,819.71

BY virtue of a Writ of Execution No.
11-13705

OWNER(S) of property situate in the
1st Ward of City of Coatesville, Chester County,
Pennsylvania, being 31 West 6th Avenue,
Coatesville, PA 19320-2950

UPI No. 16-9-99

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$90,819.71

PLAINTIFF: Wells Fargo Financial
Pennsylvania Inc

VS

DEFENDANT: **WALTER STEVEN
ROUGHT**

SALE ADDRESS: 31 West 6th
Avenue, Coatesville, PA 19320

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

SALE NO. 12-8-605
Writ of Execution No. 11-13549
DEBT \$230,760.49

BY virtue of a Writ of Execution No. 11-13549

OWNER(S) of property situate in the Township of Sadsbury, Chester County, Pennsylvania, being 8 Middle Street F/K/A 15 Middle Street, Pomeroy, PA 19367

UPI No. 37-4L-27

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$230,760.49

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

VS

DEFENDANT: **BARBARA ZIMMERMAN**

SALE ADDRESS: 8 Middle Street, F/K/A 15 Middle Street, Pomeroy, PA 19367

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

SALE NO. 12-8-606
Writ of Execution No. 11-12978
DEBT \$289,001.79

BY virtue of a Writ of Execution No. 11-12978

OWNER(S) of property situate in the Township of Warwick, Chester County, Pennsylvania, being 15 Saddlewood Drive, Pottstown, PA 19465-8850

UPI No. 19-3-50.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$289,001.70

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL BEELER**
 SALE ADDRESS: 15 Saddlewood Drive, Pottstown, PA 19465

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

SALE NO. 12-8-607
Writ of Execution No. 12-02196
DEBT \$164,578.45

BY virtue of a Writ of Execution No. 2012-02196-RC

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

being 1415 Brick Row, a/k/a 1415 Brick Street, Coatesville, PA 19320-1913

UPI No. 38-2-199

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$164,578.45

PLAINTIFF: Deutsche Bank National Trust Company
 VS

DEFENDANT: **LILLIE A. SMITH**

SALE ADDRESS: 1415 Brick Row AKA 1415 Brick Street, Coatesville, PA 19320

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

SALE NO. 12-8-608
Writ of Execution No. 12-01675
DEBT \$192,255.15

BY virtue of a Writ of Execution No. 12-01675

OWNER(S) of property situate in the Township of Highland, Chester County, Pennsylvania, being 148 McHenry Road, Parkesburg, PA 19365-9548

UPI No. 45-2-54.6

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$192,255.15

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **LINDA & THEODORE PERPINKA**

SALE ADDRESS: 148 McHenry Road, Parkesburg, PA 19365

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

SALE NO. 12-8-609
Writ of Execution No. 11-14029
DEBT \$310,123.87

BY virtue of a Writ of Execution No. 11-14029

OWNER(S) of property situate in the East Coventry Township, Chester County, Pennsylvania, being 256 Kulp Road, Pottstown, PA 19465-8008

UPI No. 18-4-78.1, 18-4-78, 18-4-78.7

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$310,123.87

PLAINTIFF: Citimortgage Inc (S/B/M) FKA ABN Amro Mortgage Group, Inc

VS

DEFENDANT: **FRANCES HEYDT**

RAGSDALE aka FRANCES T. RAGSDALE
SALE ADDRESS: 256 Kulp Road,
Pottstown, PA 19465
PLAINTIFF ATTORNEY: **ROBERT**
W. CUSICK, 215-563-7000

SALE NO. 12-8-610
Writ of Execution No. 11-12180
DEBT \$171,340.05

BY virtue of a Writ of Execution No.
11-12180
OWNER(S) of property situate in West
Nantmeal Township, Chester County,
Pennsylvania, being 277 Killian Road, Honey
Brook, PA 19344-9636
UPI No. 23-6-12.8
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$171,340.05
PLAINTIFF: Sovereign Bank
VS
DEFENDANT: **ALAN & LISA SHIN-**
GLE

SALE ADDRESS: 277 Killian Road,
Honey Brook, PA 19344
PLAINTIFF ATTORNEY: **MELISSA**
JUSTINE CANTWELL, 215-563-7000

SALE NO. 12-8-611
Writ of Execution No. 12-02378
DEBT \$229,007.70

BY virtue of a Writ of Execution No.
12-02378
OWNER(S) of property situate in the
Township of East Pikeland, Chester County,
Pennsylvania, being 2717 Juniper Lane,
Phoenixville, PA 19460-4869
UPI No. 26-2-295
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$229,007.70
PLAINTIFF: Wells Fargo Bank NA
VS
DEFENDANT: **EDWARD SOMMER**
SALE ADDRESS: 2717 Juniper Lane,
Phoenixville, PA 19460
PLAINTIFF ATTORNEY: **ROBERT**
W. CUSICK, 215-563-7000

SALE NO. 12-8-612
Writ of Execution No. 12-00167
DEBT \$327,317.75

BY virtue of a Writ of Execution No.
12-00167
OWNER(S) of property situate in
North Coventry Township, Chester County,
Pennsylvania, being 1418 Unionville Road,
Pottstown, PA 19465-7117
UPI No. 17-2-74.17
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$327,317.75
PLAINTIFF: Bank of New York
Mellon The (F/K/A) (Trustee) FKA The Bank of
New York DBA Holders of CWABS Inc, Asset
Backed Certificates...

VS
DEFENDANT: **JUAN & EVELYN**
RODRIGUEZ
SALE ADDRESS: 1418 Unionville
Road, Pottstown, PA 19465
PLAINTIFF ATTORNEY: **ROBERT**
W. CUSICK, 215-563-7000

SALE NO. 12-8-613
Writ of Execution No. 12-00886
DEBT \$962,312.82

ALL THAT CERTAIN lot or piece of
ground, situate in Westtown Township, Chester
County, State of PA, bounded and described
according to a Title Plan for the Enclave at
Pleasant Woods, prepared by EDC Engineering
Design Consultants, Inc., dated 08/15/1995, last
revised 03/06/1996 as follows, to wit:

BEGINNING at a point on the east side
of Kolbe Lane, a corner of Lot No. 2 as shown on
said Plan; thence from said point of beginning,
along the said side of Kolbe Lane north 26 degrees
01 minutes 37 seconds west, 100 feet to a corner of
Lot 1; thence along Lot No. 1 north 61 degrees 25
minutes 52 seconds east, 247.06 feet to a point in
line of lands of Michael McLucas; thence along
said lands of Michael McLucas south 29 degrees
56 minutes 15 seconds east, 100.03 feet to a corner
of Lot No. 3; thence along Lot No. 3 south 61
degrees 25 minutes 52 seconds west, 250.40 feet to
the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said
Plan.

TOGETHER with the use of a Right of
Way Area as follows:

BEGINNING at a point on the west
side of Lot No. 3 at the intersections of Lot Nos. 3

and 4 as shown on said Plan; thence from said point of beginning south 63 degrees 02 minutes 30 seconds west, 58 feet to a corner of lands to be retained by John F. Ruffenach; thence along said land of John F. Ruffenach the six (6) following course and distances; (1) on the arc of a circle curving to the right, having a radius of 303 feet, the arc distance of 71.53 feet to a point of tangent (2) north 28 degrees 01 minute 37 seconds west, crossing a drainage easements, 107.65 feet; (3) north 58 degrees 42 minutes 47 seconds west 60.42 feet (4) north 28 degrees 01 minutes 37 seconds west crossing a stream 21 feet (5) north 20 degrees 00 minutes 42 seconds east, 38.95 feet (6) north 28 degrees 01 minutes 37 seconds west, 18 feet to a point a 50 feet wide right of way belonging to the Township of Westtown; thence along said lands of the Township of Westtown north 61 degrees 25 minutes 52 seconds east, 50 feet to a corner of Lot No. 1; thence along Lot No. 1 and also Lot No. 2 and Lot No. 3 the two (2) following courses and distances; (1) south 28 degrees 01 minutes 37 seconds east, 223.68 feet to a point of curve (2) on the arc of a circle curving to left, having a radius of 253 feet, the arc distance of 72.79 feet to the first mentioned point and place of beginning.

BEING right of way area as shown on said Plan.

CONTAINING 0.382 acres of land, more or less.

TOGETHER with the use of a 50 feet wide right of way through the lands of the Township of Westtown as shown on said plan and as described in Access Right of Way Agreement to be recorded forthwith.

BEING same premises which J.E. Kravitz Development, Inc., a PA Corp. by Deed dated 11/22/06 and recorded 12/04/06 in Deed Book 7023 page 2245 in the Chester County Recorder of Deeds, granted and conveyed unto Joseph E. Kravitz, in fee.

PLAINTIFF: JPMorgan Chase Bank National Association

VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **CHRISTOPHER ARTHUR DeNARDO, 610-278-6800**

SALE NO. 12-8-614
Writ of Execution No. 11-13756
DEBT \$336,422.72

BY virtue of a Writ of Execution No. 11-13756

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 3376 Alydar Road, Downingtown, PA 19335-6008

UPI No. 39-4-730

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$336,422.72

PLAINTIFF: Freedom Mortgage Corporation
 VS

DEFENDANT: **JEFFREY M. GIANANTONIO**

SALE ADDRESS: 3376 Alydar Road, Downingtown, PA 19335

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

SALE NO. 12-8-615
Writ of Execution No. 11-11699
DEBT \$220,612.94

BY virtue of a Writ of Execution No. 11-11699

OWNER(S) of property situate in Franklin Township, Chester County, Pennsylvania, being 102 Den Road, Lincoln University, PA 19352-1219

UPI No. 72-4H-12

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$220,612.94

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JAMES & DANIELLE BLUDER**

SALE ADDRESS: 102 Den Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **ANDREW LEONARD SPIVACK, 215-563-7000**

SALE NO. 12-8-616
Writ of Execution No. 12-01447
DEBT \$183,837.89

BY virtue of a Writ of Execution No. 12-01447

OWNER(S) of property situate in the Township of New London, Chester County, Pennsylvania, being 2198 Newark Road, West

Grove, PA 19390-9452
 UPI No.71-1-20.1
 IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$183,837.89
 PLAINTIFF: Wells Fargo Bank NA

(S/B/M)

VS
 DEFENDANT: **CHARLES D. MINTER & JANET E. MINTER**

SALE ADDRESS: 2198 Newark Road,
 West Grove, PA 19390

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

SALE NO. 12-8-617

Writ of Execution No. 12-01275

DEBT \$138,092.50

BY virtue of a Writ of Execution No.
 12-01275

OWNER(S) of property situate in the
 Township of North Coventry, Chester County,
 Pennsylvania, being 202 Coventry Pointe Lane,
 Pottstown, PA 19465-7474

UPI No.17-3G-100

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$138,092.50

PLAINTIFF: Bank of America NA
 (S/B/M) DBA BAC Home Loans Servicing LP
 VS

DEFENDANT: **WILLIAM C. & MARY M. DARLINGTON**

SALE ADDRESS: 202 Coventry
 Pointe Lane, Pottstown, PA 19465

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

SALE NO. 12-8-618

Writ of Execution No. 11-13965

DEBT \$297,911.88

BY virtue of a Writ of Execution No.
 2011-13965

OWNER(S) of property situate in the
 Township of East Fallowfield, Chester County,
 Pennsylvania, being 130 Bridle Path Lane,
 Coatesville, PA 19320-4546

UPI No.47-6-162

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$297,911.88

PLAINTIFF: Bank of New York
 Mellon Trust Company
 VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path
 Lane, Coatesville, PA 19320

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

SALE NO. 12-8-619

Writ of Execution No. 12-00657

DEBT \$115,947.51

BY virtue of a Writ of Execution No.
 12-00657

OWNER(S) of property situate in Penn
 Township, Chester County, Pennsylvania, being
 451 West Baltimore Pike, West Grove, PA 19390-
 9102

UPI No. 58-4-101.6

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$115,947.51

PLAINTIFF: Wells Fargo Bank NA
 (S/B/M) (Assignee) DBA Wells Fargo Home
 Mortgage Inc DBA CM Mortgage Services Inc a
 Pennsylvania Corporation

VS

DEFENDANT: **PAUL aka PAUL W. & DELORES aka DELORES J. GARST**

SALE ADDRESS: 451 West Baltimore
 Pike, West Grove, PA 19390

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

SALE NO. 12-8-620

Writ of Execution No. 09-02620

DEBT \$88,126.67

BY virtue of a Writ of Execution No.
 09-02620

OWNER(S) of property situate in the
 Borough of Downingtown, Chester County,
 Pennsylvania, being 321 Mary Street,
 Downingtown, PA 19335-2517

UPI No. 11-7-30.38

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$88,126.67

PLAINTIFF: Beal Service Corporation
 VS

DEFENDANT: **RAYMOND & JOAN WOOD**

SALE ADDRESS: 321 Mary Street,
 Downingtown, PA 19335

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

SALE NO. 12-8-621
Writ of Execution No. 11-12791
DEBT \$317,627.32

BY virtue of a Writ of Execution No.
 2011-12791-RC

OWNER(S) of property situate in the
 Township of Pennsbury, Chester County,
 Pennsylvania, being 877 Baltimore Pike, Chadds
 Ford, PA 19317-9305

UPI No.64-3-34.1

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$317,627.32

PLAINTIFF: Flagstar Bank FSB

VS

DEFENDANT: **BRADFORD &
 LIESCHEN FISH**

SALE ADDRESS: 877 Baltimore Pike,
 Chadds Ford, PA 19317

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

SALE NO. 12-8-623
Writ of Execution No. 11-13602
DEBT \$71,781.17

BY virtue of a Writ of Execution No.
 11-13602

OWNER(S) of property situate in the
 Township of West Caln, Chester County,
 Pennsylvania, being 1480 Airport Road,
 Coatesville, PA 19320-1134

UPI No. 28-8-65

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$71,781.17

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

VS

DEFENDANT: **LEROY M. aka
 LEROY HERMAN & MELISSA HERMAN**

SALE ADDRESS: 1480 Airport Road,
 Coatesville, PA 19320

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

SALE NO. 12-8-624
Writ of Execution No. 11-13605
DEBT \$74,868.86

BY virtue of a Writ of Execution No.
 2011-13605-RC

OWNER(S) of property situate in the
 Downingtown Borough, Chester County,
 Pennsylvania, being 221 Talucci Drive,
 Downingtown, PA 19335-2870

UPI No. 11-11-113.24

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$74,868.86

PLAINTIFF: Bank of America NA
 (S/B/M) FKA BAC Home Loan Servicing, LP

VS

DEFENDANT: **LUIS A. ARTIZ, JR.
 and JANETTE VARGAS**

SALE ADDRESS: 221 Talucci Drive,
 Downingtown, PA 19335

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

SALE NO. 12-8-625
Writ of Execution No. 12-01324
DEBT \$337,441.66

BY virtue of a Writ of Execution No.
 12-01324

OWNER(S) of property situate in West
 Whiteland Township, Chester County,
 Pennsylvania, being 47 Sheffield Lane, West
 Chester, PA 19380-1189

UPI No. 41-8C-129

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$337,441.66

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **JEFFREY aka JEF-
 FREY R. & KIMBERLY NEPO**

SALE ADDRESS: 47 Sheffield Lane,
 West Chester, PA 19380

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

SALE NO. 12-8-626
Writ of Execution No. 09-00913
DEBT \$168,539.29

BY virtue of a Writ of Execution No.
 09-00913

OWNER(S) of property situate in the
 Borough of Parkesburg, Chester County,
 Pennsylvania, being 342 Main Street, Parkesburg,

PA 19365-1034

UPI No. 8-3-216

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$168,539.29

PLAINTIFF: Citimortgage Inc S/B/M

(D/B/A)

VS

DEFENDANT: **PHILIP & JOEL &
HELEN BRILL**

SALE ADDRESS: 342 Main Street,
Parkesburg, PA 19365

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

SALE NO. 12-8-627**Writ of Execution No. 09-13811****DEBT \$204,460.82**

BY virtue of a Writ of Execution No.
09-13811

OWNER(S) of property situate in the
Township of West Whiteland, Chester County,
Pennsylvania, being 1432 Redwood Ct, West
Chester, PA 19380-2162

UPI No. 41-5-1271

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$204,460.82

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **JEANNIE M. FELI-
CIANO F/K/A JEANNIE M. WILLHIDE**

SALE ADDRESS: 1432 Redwood Ct,
West Chester, PA 19380

PLAINTIFF ATTORNEY: **SHEETAL
RAMESH SHAH-JANI, 215-563-7000**

SALE NO. 12-8-629**Writ of Execution No. 11-11736****DEBT \$171,993.92**

BY virtue of a Writ of Execution No.
11-11736

OWNER(S) of property situate in
North Coventry Township, Chester County,
Pennsylvania, being 1389 Valley View Road,
Pottstown, PA 19465-7242

UPI No. 17-2-21.6A

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$171,993.92

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **RICHARD J. &**

LINDA C. GERVASI

SALE ADDRESS: 1389 Valley View
Road, Pottstown, PA 19465

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

SALE NO. 12-8-630**Writ of Execution No. 12-01801****DEBT \$124,493.03**

BY virtue of a Writ of Execution No.
12-01801

OWNER(S) of property situate in the
Township of West Brandywine, Chester County,
Pennsylvania, being 116 Union Road, Coatesville,
PA 19320-1329

UPI No. 29-7-129-1P

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$124,493.03

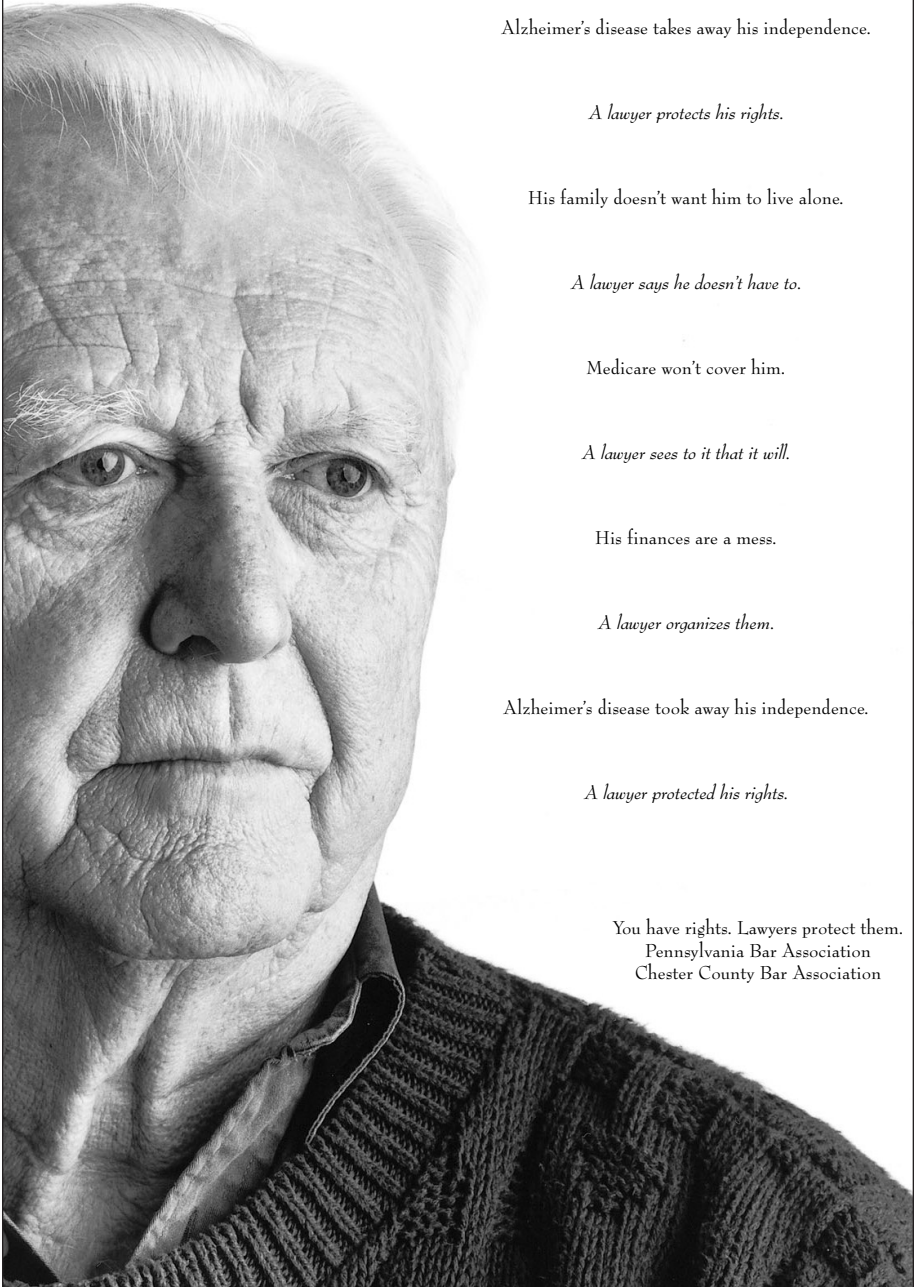
PLAINTIFF: US Bank National
Association (Trustee) DBA Bear Stearns Asset
Back Securities Trust 2004-AC2

VS

DEFENDANT: **SHERRY L. aka
SHERRY & JOHN E. WALTON**

SALE ADDRESS: 116 Union Road,
Coatesville, PA 19320

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



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A lawyer protects his rights.

His family doesn't want him to live alone.

A lawyer says he doesn't have to.

Medicare won't cover him.

A lawyer sees to it that it will.

His finances are a mess.

A lawyer organizes them.

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