



**Chester
County
Bar
Association**

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Chester County Law Reporter

(USPS 102-900)

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Pennsylvania Liquor Control Bd. v. Shortt Corp.

Liquor license – Renewal of liquor license – *Nunc pro tunc* - Appeal – Standard of review

1. The Court shall hear an application de novo on questions of fact, administrative discretion and such other matters as are involved.
2. In appeals arising under Section 464 of the Liquor Code, the trial court may make its own findings and reach its own conclusions based upon those findings even when the evidence it hears is substantially the same as the evidence presented to the board.
3. Substantial evidence is such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.
4. An appeal may be allowed *nunc pro tunc* where a) the appeal is not timely because of non-negligent circumstances, either as they relate to appellant or his counsel; b) the appeal is filed within a short time after the appellant or his counsel learns of and has an opportunity to address the untimeliness; c) the time period which elapses is of very short duration; and d) Appellee is not prejudiced by the delay.
5. Liquor license renewal is reliant upon tax clearance.
6. As it is the duty of a liquor licensee to renew and validate their licenses as prescribed by the Liquor Code, so too is it the duty of the Board to abide by law and provide statutorily required ten-day notice of objection to a renewal.
7. A party is entitled to file an application *nunc pro tunc* if the delay in filing is caused by extraordinary circumstance involving fraud or some breakdown in the Court's operation through a default of its officers. A party can carry this burden by showing a) the administrative authority engaged in fraudulent, manifestly wrongful, or negligent conduct; or b) non-negligent conduct beyond its control which caused the delay.
8. The Board in its discretion, may, after hearing, accept a renewal application filed within two years after the expiration date. The statute does not state that a court cannot grant *nunc pro tunc* relief outside of that two year period after a *de novo* trial. *Nunc pro tunc* relief can be granted when there is a breakdown in the administrative process.
9. The Liquor Control Board denied a liquor license renewal for Appellee restaurant on the basis that it lacked jurisdiction to hear the appeal. Appellee restaurant took an appeal of the denial to the Court of Common Pleas, which issued a Verdict reversing the decision of the Board and ordering that the appropriate license/validation be issued to the Appellee restaurant.

P.McK.

Robin Coward, for the Pennsylvania Liquor Control Board

John J. McCreesh, III, for the Defendant

Mahon, J., June 29, 2012:-

[Ed. Note: The Liquor Control Board filed a Praecipe for Discontinuance in the Commonwealth Court on September 13, 2012.]

PENNSYLVANIA LIQUOR CONTROL BOARD,	: IN THE COURT OF COMMON PLEAS
Plaintiff	: CHESTER COUNTY, PENNSYLVANIA
v.	: CIVIL ACTION
SHORTT CORP.,	: NO. 2011-01701
Defendant	

Robin Coward, Pennsylvania Liquor Control Board, Office of Chief Counsel, Suite 401, Northwest Office Building Harrisburg, PA 17124
 John J. McCreesh, III, Esquire, Attorney for the Defendant

ORDER

AND NOW, this 29th day of June, 2012, , this Opinion is filed pursuant to Pa.R.A.P. 1925 in response to the Plaintiff’s timely Statement of Matters Complained of on Appeal filed on May 22, 2012.

PROCEDURAL BACKGROUND AND FINDINGS OF FACTS

The license at issue serves a family run business called Rinos Italian Restaurant which has been in existence in Chester County for 28 years. The restaurant is located at 315 East Lancaster Avenue, Exton, Pennsylvania. Shortt Corp. (“Appellee”) is the liquor licensee herein. Prior to 2005, the licensing renewal and validation process was handled by Sandra Shortt’s father until his death in 2000, and thereafter by co-owner Lance Shortt’s grandfather until his death. Starting in 2005, the licensing and renewal processes were handled by co-owners, Sandra and Lance Shortt. The renewals and validations were submitted to the Pennsylvania Liquor Control Board (hereinafter, “Board” or “Appellant”) in paper form along with the appropriate fees until 2005. In 2005, Lance Shortt believed that he must file the license renewal on-line and did so which made the license effective through March 31, 2007. However, in 2006, Appellee had outstanding sales tax and/or worker compensation payments and as such, was unable to validate or thereafter renew the license. Since April 1, 2006, Appellee did not receive paperwork for renewal or validation of the license from the Board, and could not otherwise properly file to renew or validate the license because it did not have administrative tax clearance. See 47 P.S. §4-470 (a).¹ It was not until November of 2009 when Appellee received all necessary tax clearances that it was informed by Mr. Ansel, a

¹ “All applications for renewal of licenses under the provisions of this article shall be filed with tax clearance from the Department of Revenue and the Department of Labor and Industry”

representative of the Pennsylvania Department of Revenue, that past renewal and validation paperwork must be filed. Administrative clearance of all taxes and fees was obtained by Appellee on November 17, 2009 (see Board Opinion, Exh. C-6 at p.17) after which Appellee sent all the outstanding applications and fees on November 26, 2009. (See Commonwealth Trial Exhibit C-5, p.24, lines 7-14.) Once Appellee received administrative tax clearance from the Department of Revenue and Labor and Industry, it filed the required license renewal and validation applications and fees within nine (9) days.² The Board accepted the filings and accompanying fees, however, no validations or license renewals were issued. Additionally, Appellee received no notice of non-issuance to the renewals received by Appellant until the letter of February 8, 2010 (Exh. R-4). The February 8, 2010 letter acknowledged the filing of all past due required renewal and validation applications and referred the matter for a hearing stating that the Board could not process the applications because of a two (2) year delay. The letter contains no statement that the license irretrievably expired.³ Appellee received a letter dated October 22, 2010, which scheduled the November 5, 2010 hearing and contained the only written objection of the Board to the validation/renewal application which stated as follows:

“The Board shall take evidence to determine whether it may accept the validation and renewal applications *nunc pro tunc* under the standard set forth in Cook v. Unemployment Compensation Board for Review, 534 Pa 381, 671 A.2d 1130 (1996).

See Trial Exhibit C-5 (Exh. B-1 attached.)

On November 5, 2010, a hearing was held regarding the late filing of the renewal and validation applications.⁴ On January 21, 2011, the Board issued an order denying *nunc pro tunc* relief to the Appellee, stating that they did not have

² Counsel for the Board stated at the November 5, 2010, administrative hearing that the Board considered November 26, 2009, as the application filing date. The hearing officer chose the Board’s time stamp of December 21, 2009 as the filing date without explanation for the discrepancy other than to say counsel was incorrect. This Court credits the Board’s opinion expressed through counsel since there is no explanation for the delay reflected by the December 21, 2009 Board time stamp.

³ In its “Statement of Issues” filed with the Commonwealth Court, counsel for the Board affirms that the entire administrative record was admitted at trial. The statement also contains the following: “...When licensee obtained tax clearance in 2010, it received information from the Board that the license had irretrievably expired on March 31, 2009....” After reviewing the entire record, the Court is unable to find such information.

⁴ Almost one year after accepting the applications and fees without objection.

jurisdiction over the matter. On that same date, the Board returned the fees of \$3,820.00 that it had held for nearly fourteen (14) months. On February 16, 2011, Appellee filed an appeal of the Board's decision with this court. On April 28, 2011, the Board filed its written opinion. On March 9, 2012, this court held a *de novo* hearing pursuant to 47 P.S. § 4-464.⁵ On March 29, 2012, the court issued a Verdict reversing the decision of the Board refusing the *nunc pro tunc* filing of the renewal and validation applications of Eating Place Malt Beverage License E-2812 and ordering that the appropriate license/validation be issued. See Verdict, 3/29/12. In that same Verdict, the court explained its reasoning for reversing the decision of the Board. On April 30, 2012, the Board filed a Notice of Appeal in the Commonwealth Court of Pennsylvania. By Order dated April 30, 2012, the Board was told to file of record a concise statement of errors complained of on appeal, pursuant to Pa. R.A.P. 1925(b). Accordingly, the Board filed a concise statement on May 22, 2012.

DISCUSSION

The Appellant raises three issues on appeal in its Concise Statement: 1) it was an error of law for the Trial Court to fail to apply to the facts of this case the criteria for allowance of a *nunc pro tunc* appeal established by the Supreme Court in Cook v. Unemployment Compensation Board of Review, 671 A.2d 1130, (Pa. 1996); 2) it was an abuse of the Trial Court's discretion and/or an error of law, to permit the Appellee, Shortt Corp., to neglect the payment of its taxes to the Commonwealth from 2006 to 2009 and to use such protracted failure to justify the allowance of a *nunc pro tunc* appeal; and, 3) the Trial Court's decision to renew the eating place malt beverage license was not based upon substantial evidence. See Concise Statement, 5/22/12. As stated above, in our Verdict of March 29, 2012, we provided reasoning for our decision to reverse the decision of the Pennsylvania Liquor Control Board in this matter. We will expound on that reasoning below.

This court conducted a *de novo* hearing pursuant to 47 P.S. §4-464 of the Liquor Code. The Supreme Court of Pennsylvania has held that in appeals arising under Section 464 of the Liquor Code, the trial court may make its own findings and reach its own conclusions based upon those finding even when the evidence it hears is substantially the same as the evidence presented to the board. B.P.O.E. of West Mount Vernon Lodge 151 v. Pa. Liquor Control Board, 969 A.2d 642, (Pa.Cmwlt. 2009); Pennsylvania Liquor Control Board v. Richard E. Craft American Legion Home Corp., 553 Pa. 99, 718 A.2d 276 (1998); Pennsylvania Liquor Control Board v. Bartosh, 730 A.2s 1029 (Pa.Cmwlt. 1999.) Substantial evidence is such relevant

⁵ "The Court shall hear the application *de novo* on questions of fact, administrative discretion and such other matters as are involved" 47 P.S. § 4-464; 42 Pa. C.S.A. § 933(a)(1)(v).

evidence as a reasonable mind might accept as adequate to support a conclusion. In re License Renewal Application of Quippan Club License #C-4110 LID #1889, 806 A.2d 491, 495 n.5 (Pa.Cmwlth. 2002).

First, in regard to the first issue stated by Appellants, the court emphasizes that it is well aware of the criteria set forth in Cook v. Unemployment Compensation Board of Review, 671 A.2d 1130 (Pa.1996).⁶ However, the Cook opinion is of little relevance to the present case. It would appear the Board is stating that pursuant to Cook, if a licensee files for renewal after the expiration date of their license, they are subject to the untimeliness standard set forth in Cook. But in fact, Cook is only relevant if action is taken before the expiration of the two-year grace period set forth in Section 4-470 of the Liquor Code. In addition, Cook was decided under a standard of review not applicable as reflected in the case citations in the paragraph above. The issue here is not the satisfaction of the test set forth in Cook. It is clear that the renewal applications were submitted after the two-year grace period. Indeed, this fact should have been clear to the Board at the time they received and accepted the applications and fees, and at the time they instituted a hearing on the matter.

Just as it is undisputed that the Appellee was late in filing its license validation renewals, it is also undisputed that the Appellee was facing tax issues during the prescribed time period for filing its renewals. This is Appellee's fault. Because of the tax issues facing Appellee, had the Appellee filed in a timely matter, its liquor license would still not have been renewed as license renewal is reliant upon tax clearance. 47 P.S. § 4-470 (a). Thus, it appears that the Board would have preferred that Appellee engage in a meaningless act of timely filing, only to be denied renewal of its liquor license anyway. This is illogical and runs contrary to rules of statutory construction. There is nothing in the record intimating that Appellee acted in bad faith in the late filing of the renewal application or in its attempts with the Department of Revenue or Labor and Industry to obtain tax clearances. Indeed, there is no record of any past licensing problems or grievances with this 28 year old local establishment of any kind. As soon as the tax clearances were obtained and Appellee was made aware of the non-filing of its liquor license renewals, Appellee, within nine days of receiving the tax clearance, filed its application for renewal as well as the validation application and fees. Nonetheless, it is not merely the clean

⁶ Cook is a Pennsylvania Supreme Court opinion involving the appeal of a petition for unemployment compensation benefits. In that case, the Court held that an appeal may be allowed *nunc pro tunc* where 1) the appeal is not timely because of non-negligent circumstances, either as they relate to appellant or his counsel, and 2) the appeal is filed within a short time after the appellant or his counsel learns of and has an opportunity to address the untimeliness, and 3) the time period which elapses is of very short duration, and 4) Appellee is not prejudiced by the delay.

record of Appellee or the understandable administrative confusion upon the death of the original business owners that compelled our decision in this matter. It is also the actions of the Board, in conjunction with these facts, that make this case unique. However, let it be clear that the court does not take lightly the misfiling of taxes.

Section 470 of the liquor code, at the bottom of its complicated statutory structure, reads:

“Unless the board shall have given ten days’ previous notice to the applicant of objections to the renewal of his license, based upon violation of the licensee or his servants, agents or employes of any of the laws of the Commonwealth or regulations of the board **relating to the manufacture, transportation, use, storage, importation, possession or sale of liquors, alcohol or malt or brewed beverages, or the conduct of a licensed establishment, or unless the applicant has by his own act become a person of ill repute, or unless the premises do not meet the requirements of this act or the regulations of the board, the license of the licensee shall be renewed.**” (emphasis added).

47 P.S. § 4-470(a). Here, the Board accepted the late filings of the Appellee’s applications and fees for validation and renewal of the liquor license on November 26, 2009. The Board then issued letters on February 8, 2010, and October 22, 2010, stating that a *nunc pro tunc* hearing was to be held as a result of the late filing of the applications. In these letters, the Appellee was not alerted to any misconduct required in the above emphasized language contained in 47 P.S. § 4-470(a), nor to the fact that its license was in jeopardy or irretrievably expired. Appellee never received any notice from the Board foreshadowing that the Board objected to the license renewal or that the license had been placed in a status from which it could not be reclaimed. A hearing was held on November 5, 2010, ten months after the February 8, 2010 letter, regarding the matter of renewal. After that hearing, the Board issued an Order dated January 21, 2011, in which it stated that the Board lacked jurisdiction to renew the liquor license following the expiration of the two-year grace period set forth in section 4-470. As we stated in the Verdict of March 29, 2012, it makes little sense that the Board acknowledged, without objection, the filing of all the past due required renewal and validation applications, as well as the nearly \$4,000.00 in fees, only to conduct a hearing nearly a year later in which it claims to have no jurisdiction to grant the *nunc pro tunc* relief requested. In the Opinion of April 28, 2012, the Board states that “there is nothing in the Liquor Code that would permit the Board to accept an application beyond the two (2)-year time period established by section 4-470(a).” (Liquor Control Board Opinion, 4/28/12, at 12-13.) And yet, here, that is exactly what happened: the Board did accept the

Appellee's application and fees, without any objection required by section 4-470(a) for denial. Once the applications were filed, accepted, and a hearing instituted, it would appear from the wording of the statute that 10-days notice of any statutorily required objection to renewal was to be given to the licensees. The court is unable to determine any statutorily sufficient notice of objection provided to the Appellee that its license would not be renewed or the reasons for non-renewal. Though counsel for the Board stated at trial that she believed that notice of objection had been sent to Appellee, there was no evidence of this at the hearing other than previously discussed above: a crucial time for demonstrating that proper procedure was followed by the Liquor Control Board. (N.T., 3/9/12, at 31- 32.) Nor was there any attempt to supplement the record, which makes sense because the Board's "Statement of Issues" confirms the entire record was introduced at trial. Furthermore, after the hearing of November 5, 2010, the Appellee received license renewal and validation applications from the Board for the license periods ending March 31, 2011 and March 31, 2013; in accordance with the Board's decision, the license would have been deemed revoked by this time. (N.T., 3/9/12, at 13-15, Trial Exh. R-1, R-2, R-3.) Indeed, receipt of the applications for the upcoming 2011 and 2013 license periods would most likely lead Appellee to believe it was eligible to receive its liquor license for the new license period, especially in light of the fact that since April 1, 2006, Appellee had not received any other paperwork for renewal or validation from the Board. Instead, three (3) months after the Board hearing, and two (2) months after receiving the 2013 renewal materials, Appellee was informed that the Board did not have jurisdiction to renew the license.

It would appear to this Court that the Pennsylvania Liquor Control Board had statutory objection requirements that they were to follow upon receiving timely or untimely renewal applications and these requirements were not met herein. As it is the duty of a liquor licensee to renew and validate their licenses as prescribed by the Liquor Code, so too is it the duty of the Board to abide by law and provide statutorily required ten-day notice of objection to the renewal.⁷ Though the court acknowledges the delayed filing of the renewal and validation applications by the Appellee, we also acknowledge the inactions of the Board in regard to absent notice as well as the long delay in coming to a conclusion that it simply did not have juris-

⁷ We take the time to note here, as the Court discussed at trial, that it is perplexing that there is no notice issued to a liquor licensee when their renewal or validation is about to expire. When a driver's license is about to expire, a person receives notice and even a temporary license. Many people in the Commonwealth hold driver's licenses; likely more individual people have driver's licenses than do establishments have liquor licenses. It is hard to understand why a similar, stream-lined process for Board notice of expiration and filing of statutory objection, cannot be provided to the liquor licensees in order to avoid complications and confusion as evidenced here. (See N.T., 3/9/12, at 23-24.)

diction to renew the license at issue. Appellee is entitled to file these applications *nunc pro tunc* if the delay in filing is caused by extraordinary circumstance involving fraud or some breakdown in the Court's operation through a default of its officers. Cook at 671 A.2d 1131. Appellee can carry this burden by showing 1) the administrative authority engaged in fraudulent, manifestly wrongful, or negligent conduct; or 2) non-negligent conduct beyond its control which caused the delay. See Hessou v. Unemployment Compensation Board of Review, 942 A.2d 194 (Pa. Cmwlth. 2008).

It is exactly this type of unique situation for which the *de novo* standard of review was intended. If this Court were not allowed to make a finding as in the present case, then the *de novo* review would be meaningless. Instead, the law would simply be that a liquor license cannot be renewed upon the expiration of the two-year grace period, even if the Board does not comply with the statutory requirements for denial. Section 47 P.S. § 4-470(a) states that the Board "in its discretion, may, after hearing, accept a renewal application filed within two years after the expiration date...." The statute does not state that a court cannot grant *nunc pro tunc* relief outside of that two year period after a *de novo* trial. *Nunc pro tunc* relief can be granted when there is a breakdown in the administrative process. The Board's failure to follow the statutory requirement to provide Appellee with proper notice as required by section 4-470(a) of the Liquor Code as well as the 14 month procedural saga wherein there was no indication that the Board objected to renewal, constitutes sufficient administrative breakdown.

This court humbly requests that the Commonwealth Court find that Appellee is entitled to renewal of its liquor license.

BY THE COURT:

/s/ William P. Mahon, J.

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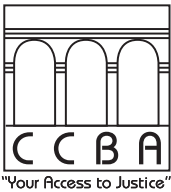


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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2012-11352**

NOTICE IS HEREBY GIVEN that the name change petition of Wendy S. Isaacs, guardian and natural mother of Ethan Calder Ribble, minor child was filed in the above-named court and will be heard on December 3, 2012, at 9:30 AM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: October 25, 2012

Name to be changed from: Ethan Calder Ribble to: Ethan Isaacs Ellsworth Ribble

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988.

The name of the corporation is: Savochka Eye Associates, LLC

Articles of Incorporation were filed on October 17, 2012

The purpose or purposes for which it was organized are: To engage in any lawful act concerning any lawful business for which limited liability corporations may be organized under 15 Pa.C.S. Section 8913, as amended and supplemented, including professional optometry services and related eye care services.

JANET SATTERTHWAITE, Solicitor
110 Hopewell Road, Suite 200
Downingtown, PA 19335

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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

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ESPOSITO, Mark R., late of East Brandywine Township. Maria Esposito, care of BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GORDON, Mary H., late of East Bradford Township. Lisa A. Miller, care of MICHAEL C. MC BRATNIE, Esquire, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. MC BRATNIE, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341-0673, atty.

JAMES, George R., Sr., late of Uwchlan Township. George R. James Jr., care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

NESTORICK, Raymond, late of East Nantmeal Township. Raymond Nestorick, Jr. and Carol Heilner, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. DUKE SCHNEIDER, Esquire, Mac Elree Harvey LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

PATTERSON, Eugene F., late of Westtown Township. Robert E. Ridge, 1 Jewel Lane, Levittown, PA 19055, Administrator. MICHAELANGELO L. DIPPOLITO, Esquire, People's Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

PERKINS, Sherman, a/k/a Sherman E. Perkins, late of West Vincent Township. Zoe Lynn Perkins, Charles C. Perkins and William A. Humenuk, care of KEVIN P. GILBOY, Esquire, 1835 Market Street, Philadelphia, PA 19103-2968, Executors. KEVIN P. GILBOY, Esquire, Teeters Harvey Gilboy & Kaier LLP, 1835 Market Street, Philadelphia, PA 19103-2968, atty.

PROCOPIO, Dominic R., a/k/a Dominic R. Procopio, Jr., late of Caln Township. Marcella L. Keenan, 236 Thornridge Drive, Thorndale, PA 19372, Executor. J. WILLIAM WIDING, III, Esquire, Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610, atty.

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SCHAFFER, Mildred Catherine, a/k/a Mildred C. Schaffer, late of East Goshen Township. Scott M. Schaffer, 803 Grist Mill Lane, West Chester, PA 19380 and Thomas C. Schaffer, 389 Lynetree Drive, West Chester, PA 19380, Executors.

YOUNG, Anna May, a/k/a Anna May Stetser Young, late of East Goshen Township. Mark S. Rutledge and Lee A. Maiden, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

2nd Publication

BALLIET, Numa David, late of East Goshen Township. Barbara J. Balliet and David K. Balliet, care of PATRICK C. O'Donnell, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Administrators. PATRICK C. O'Donnell, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

BATH, Jessica Ann, a/k/a Jessica Frech, late

of West Chester Borough. David Frech, 133 Sunset Hollow Road, West Chester, PA 19380, Administrator.

BOWMAN, Leon, late of New London Township. Frank L. Bowman, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher, Foley, Milliner & Land, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

CLARK, Beverly Sue, late of Caln Township. Douglas N. Clark, care of BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CREIGHTON, Edward Joseph, a/k/a Ted Creighton, late of West Chester. James Creighton, P.O. Box 493, Edgemont, PA 19028, Executor.

CHARLES T. DeTULLEO

Attorney at Law
134 North Church St.
West Chester, PA 19380
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GERHART, Eva Cecilia, late of Caln Township. Judith G. Benne, 217 Vincent Drive, Honey Brook, PA 19344, Executrix. **ALAN J. JAVIS**, Esquire, Highland Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

GUERRINA, Louis E., Sr., late of New Garden Township. Joseph Olivieri and Thomas Tattersall, care of **JANET M. COLLITON**, Esquire, 790 E. Market Street, Ste. 250, West Chester, PA 19382-4806, Executors. **JANET M. COLLITON**, Esquire, Colliton Law Associates, P.C., 790 E. Market Street, Ste. 250, West Chester, PA 19382-4806, atty.

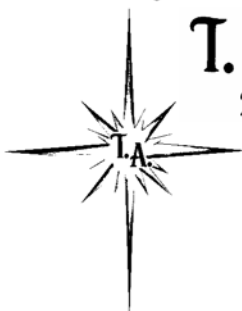
HOOVER, Milton G., late of West Brandywine Township. Kim P. Hoover care of Hall Law Offices, A Professional Corporation, 27, S. Darlington Street, West Chester, PA 19382, Executrix. **LISA COMBER HALL**, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

HORREX, Thomas M., late of East Fallowfield Township. **ROBERT L. BEGGS**, Esquire, 380 East Chestnut Street, Coatesville, PA 19320, Executor. **ROBERT L. BEGGS**, Esquire, 380 East Chestnut Street, Coatesville, PA 19320, atty.

HUFFMAN, Arlene E., late of Coatesville. Raymond E. Huffman, care of **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, Administrator. **MICHAEL P. ROWAN**, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

IRWIN, Jean Hope, late of East Fallowfield Township. Rebecca I. Hook, 2675 Strasburg Road, East Fallowfield, PA 19320, Executrix. **ALAN J. JARVIS**, Esquire, Highland Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

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JUGAN, Michael, Jr., late of Pottstown. Kathryn E. Batdorf, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KING, Carol A., late of Willistown Township. Leonard A. King and Patricia W. Fox, care of RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Road, Drexel Hill, PA 19026, Executors. RICHARD E. JAVAGE, JR., Esquire, Law Offices of Richard E. Javage, Jr., 3350 Township Line Road, Drexel Hill, PA 19026, atty.

KOONS, Anna G., late of Potttown, PA, Chester County. Barbara Ann Blum, 11420 Valley Forge Circle, King of Prussia, PA 19406, Executrix. LAWRENCE FISHER, Esquire, 301 Grant St., Suite 4300, Pittsburgh, PA 15219, atty.

KULP, Bonnie L., late of Spring City Borough. Brian Kulp, 141 ½ Hall Street, Spring City, PA 19475, Personal Representative. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19465-5426, atty.

MCKENNA, Winifred Joan, a/k/a Joan McKenna, W. Joan McKenna, late of East Goshen Township. Peter McKenna, care of CZAPLICKI & GREGOR, PC, Esquire, 16 Campus Blvd., Suite 200, Newtown Square, PA 19073, Administrator, CTA. CZAPLICKI & GREGOR, PC, 16 Campus Blvd., Suite 200, Newtown Square, PA 19073, atty.

MCNAMEE, Rosalie I., late of Downingtown Boro. Lois A. Haines, 1218 Upton Circle, West Chester, PA 19380 and Frederick W. McNamee, 210 Hearststone Road, King of Prussia, PA 19406, Executors.

PAVELIK, Eugene, late of West Caln Township. Gregory T. Pavelik, 9702 Promise Ct., Laurel, MD 20723, Executor. KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PFEIFFER, Lisa Ann, late of Uwchlan Township. Virginia Susan Pfeiffer, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administratrix. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-

2450, atty.

REDDEN, Mary T., late of Drexel Hill, PA - Delaware County. Michele Luzetsky, 102 Round Hill Road, Kennett Square, PA 19348, Executrix.

REIMER, Myra D., late of Chester County. William E. Reimer, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

STEIN, Elizabeth A., late of Phoenixville. Mary Stein, 976 Brookwood Dr., Pottstown, PA 19464, Executor.

STRANERE, Jean A., late of Downingtown. Michael J. Stranere and Eric E. Stranere, care of L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, Executors. L. ROBERT FRAME, JR., Esquire, 390 Waterloo Boulevard, Ste. 101, Exton, PA 19341, atty.

WHITE, Catherine V., late of Oxford Borough. Ilona W. Strafford, care of KARIM P. HUSAIN, Esquire, 212 West Gay Street, P.O. Box 216, West Chester, PA 19381, Administratrix. KARIM P. HUSAIN, Esquire, 212 West Gay Street, P.O. Box 216, West Chester, PA 19381, atty.

WILSON, Richard H., late of West Marlboro Township. Charletta K. Jones, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executrix. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

WOJEWODKA, Boleslaw S., late of West Chester/Westtown Township. Lidia Manieri, 1126 Kolbe Lane, West Chester, PA 19382 and Barbara Ostapowicz, 3867 Marsh Rd., Garnet Valley, PA 19061, Executors.

YERRINGTON, Jean E., a/k/a Jean E. Cockerham-Yerrington, late of East Coventry Township. Joan E. LeGrande, 1802 Hill Road, Reading, PA 19602, Executrix. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

3rd Publication

BANNER, Roland J., Jr., late of Westtown. Elizabeth B. Briczinski, 1107 Cockburn Dr., West Chester, PA 19382-7225, Administrator.

BIDDLE, Diane L., late of East Pikeland Township. David A.T. Biddle, 1120 Balfour Circle, Phoenixville, PA 19460, Executor. **KENNETH J. ROEBERG**, Esquire, Narducci, Moore, Fleisher & Roeberg, LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422, atty.

BOLAND, Anne D., a/k/a Anne Devine Boland, late of Easttown Township. Cheryll A. Schinski, 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.

BROWN, Janice Jackson, a/k/a Janice Elizabeth Jackson Brown, Janice Brown, late of West Grove. Steven Brown, care of **STUART R. LUNDY**, Esquire, 450 N. Narberth Avenue, Suite 200, Narberth, PA 19072, Executor. **STUART R. LUNDY**, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Avenue, Suite 200, Narberth, PA 19072, atty.

CRANE, James M., Jr., late of Caln Township. James M. Crane, III, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Fress, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DALE, Charles B., late of Kennett Square, Pennsylvania. Jessica A. Carr, 4145 Shadow Lane, #438, Santa Rosa, CA 95405, Executrix.

DEMOTT, Mary M., late of Penn Township. Thomas L. DeMott and Anne D. Wingate, care of **DAVID L. MYERS**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. **DAVID L. MYERS**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GARVIN, John C., late of Phoenixville. James Garvin, care of **DAVID M. FREES, III**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DAVID M. FREES, III**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

GRADY, H. Alan, a/k/a Hugh Alan Grady, late of Easttown Township. Anne L. Grady and David T. Scott, care of **DAVID T. SCOTT**, Esquire, Westtown Business Center, 1528 McDaniel Drive, West Chester, PA 19380, Executors. **DAVID T. SCOTT**, Esquire, Delaney & Scott, P.C., Westtown Business Center, 1528 McDaniel Drive, West Chester, PA 19380, atty.

HOLMAN, Katherine J., late of Willistown Township. Malvern. John F. Harper, Jr., care of **H. MICHAEL COHEN**, Esquire, 144 West Market Street, West Chester, PA 19382, Executor. **H. MICHAEL COHEN**, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

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HUGHES, Patricia Anne, late of Willistown Township. Robert Hughes, 22 Rolling View Drive, Paoli, PA 19301-1728, Administrator.

KASSEL, Ida H., late of Phoenixville Borough. Elizabeth A. McGregor and William J. Kassel, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KEENAN, William J., Jr., late of West Goshen Township. William J. Keenan, III, 806 Maule Lane, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

LEWIS, Alonzo M., late of Pennsbury Township. Cathy Jo Lewis, 29 Conestoga Court, Chadds Ford, PA 19317, Executrix. JOHN B. WHALEN, JR., Esquire, 1199 Heyward Road, Wayne, PA 19087, atty.

LEGER, Britany Pearl, late of Honey Brook Township. Joel Leger and Catherine T. Leger, 500 Lincoln Avenue, Collingdale, PA 19023, Administrators. JEFFREY W. SODERBERG, Esquire, Mandracchia & Mc Whirk LLC, 2024 Cressman Road, P.O. Box 1229, Skippack, PA 19474-1229, atty.

MOULT, Constance L., late of Wayne. Jay S. Wassall, 101 Suncrest Rd., Lancaster, PA 17601, Executor.

PAPPS, Theodore S., a/k/a Theodore Sam Papps, late of West Whiteland Township. Patricia Papps, care of JOSEPH N. FRABIZZIO, Esquire, 25 Elliott Avenue, 1st Floor, Bryn Mawr, PA 19010, Executrix. JOSEPH N. FRABIZZIO, Esquire, 25 Elliott Avenue, 1st Floor, Bryn Mawr, PA 19010, atty.

PISANICK, Joseph, late of Honey Brook. National Penn Investors Trust Company, 2201 Ridgewood Road #180, Wyomissing, PA 19610, Administrator. MICHAEL L. MIXELL, Esquire, Barley Snyder, 50 N. 5th Street, P.O. Box 942, Reading, PA 19603-0942, atty.

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REID, Bryan Scott, II, late of Honey Brook. Barbara G. Stephens, 1850 Reservoir Road, Honey Brook, PA 19344, Administratrix. **WILLIAM R. BLUMER**, Esquire, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyomissing, PA 19610, atty.

RUBBO, Dora A., a/k/a Dora Rubbo, late of Malvern Borough. Charles P. Rubbo, Jr., 104 Buckley Court, Chester Springs, PA 19425, Executor.

SEES, Mary A., late of Phoenixville. Lyn G. Gallo, care of **DAVID M. FREES**, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DAVID M. FREES**, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SHOEMAKER, Joann B., a/k/a Joann Brosius Shoemaker, late of Kennett Township. Charles G. Shoemaker, care of **W. JEFFREY WHITTLE**, Esquire, P.O. Box 1680, Wilmington, DE 19899-1680, Executor. **W. JEFFREY WHITTLE**, Esquire, Cooch and Taylor, P.O. Box 1680, Wilmington, DE 19899-1680, atty.

STONE, Edward R., late of East Coventry Township. Fiona M. Havlish, P.O. Box 20488, Boulder, CO 80308, Executrix. **ALLAN B. GREENWOOD**, Esquire, Siana, Bellwoar & McAndrew, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

STURGIS, Grace, late of West Chester. Carlton Willis, 936 Elmwood Avenue, West Chester, PA 19380, Administrator. **TODD ALLEN ELLIOTT**, Esquire, Elliott Legal Services, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382-4863, atty.

WEIR, Eleanor, late of Upper Uwchlan Township. Bradford J. Weir, 829 Brookside Avenue, Pottstown, PA 19464 and Robert J. Weir, Jr., 23 Marlyn Lane, Exton, PA 19341, Executors. **DAVID A. MEGAY**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

WOODS, Gertrude C., late of Sadsbury Township. Gregory E. Woods, care of **GUY F. MATTHEWS**, Esquire, 344 West Front Street, Media, PA 19063, Executor. **GUY F. MATTHEWS**, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 344 West Front Street, P.O. Box 319, Media, PA 19063, atty.

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

PINNACLE EYE CARE, LLC, with its principal place of business at 215 West Lancaster, Frazer, PA 19355.

The application has been (or will be) filed on: October 20, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Savochka Eye Associates, LLC, 4128 Crescent Drive, Chester Springs, PA 19425.

JANET SATTERTHWAITE, Solicitor

Hudson L. Votltz, PC

110 Hopewell Road, Suite 200

Downingtown, PA 19335

FICTITIOUS NAME

NOTICE is hereby given that an Application was filed with the Commonwealth of Pennsylvania, Department of State, on or about October 24, 2012 pursuant to the Fictitious Names Act (54 Pa.C.S.A. Sec. 311), as amended, under the Fictitious Name, ST. ANTHONY'S RESTAURANT, which has its principal place of business at 259 West Church Street, Downingtown, PA 19335. The name and address of the owner interested in said business is: Rose Ciarlone, 259 West Church Street, Downingtown, PA 19335.

LAURIE WYCHE-ABELE, Solicitor

535 N. Church Street

West Chester, PA 19380

NON-PROFIT CORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State, on or about October 16, 2012 to form a non-profit corporation under the name THE KEYSTONE ARCHERS HUNTING CLUB pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

The corporation has been organized exclusively as a social and recreational club as defined in Section 501(c)(7) of the Internal Revenue Code of 1986, as amended.

FOX ROTHSCHILD LLP, Solicitors

10 Sentry Parkway, Suite 200

P.O. Box 3001

Blue Bell, PA 19422-3001

**NOTICE OF ADMINISTRATIVE
SUSPENSION**

Notice is hereby given that the following **Chester County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated September 19, 2012, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$200.00. The Order became effective October 19, 2012.

Boland, Jill Mikel
Cauffman, Sarah Jane
Champagne, Leon H.
Close, John M.
Grandell, Erik C.
Kim, Jefferson Kiam
Purvis, Michael James
Winters, Guy Walt Jr.
Work, John Vernon

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

NOTICE

NOTICE is hereby given that a hearing has been set for December 17, 2012, at 11:00 a.m., in Court Room No. 11 of the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to consider the Petition for Nine Region Representation on the Board of School Directors of the Downingtown Area School District.

LAMB MCERLANE PC

James E. McErlane

Attorney I.D. 04895

Guy A. Donatelli

Attorney I.D. 44205

24 East Market Street

Post Office Box 565

West Chester, PA 19381-0565

610-430-8000

Attorneys for Downingtown Area School District

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NOTICE**ANTHONY MORRIS, ESQUIRE**

Attorney I.D. No. 25611

BUCKLEY, BRION, MCGUIRE, MORRIS & SOMMER, LLP

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West Chester, PA 19382

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IN RE: GUSTAVE C. MEYER, III : IN THE COURT OF COMMON PLEAS
655 SCHUYLKILL ROAD
PHOENIXVILLE, PA 19460 : CHESTER COUNTY, PENNSYLVANIA

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TO: RICHARD J. MOYER AND EVELYN M. MOYER**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

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2nd Publication**NOTICE****IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: J.A.S.

Case Number: AD-12-0053

IN RE: J.A.S.

Case Number: AD-12-0054

IN RE: J.A.S.

Case Number: AD-12-0055

IN RE: J.A.S.

Case Number: AD-12-0056

TO: Jose Antonio Santos

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 Candiss Marie Brown have to a female minor child, J.A.S. (d.o.b. 1/19/07), a male minor child, J.A.S. (d.o.b. 11/16/01), a male minor child, J.A.S. (d.o.b. 11/20/03) and a male minor child (d.o.b. 10/20/04), and to show cause why the parental rights to these children should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Monday, December 3, 2012, at 9:30 o'clock A.M., Honorable Mark L. Tunnell Court Room No. 10, 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 Petitions 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.

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 these children 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

LEGAL NOTICE

Letters Testamentary in the Estate of Lillian R. Cree deceased, late of West Whiteland Township, Chester County, Pennsylvania, have been granted to the undersigned. Notice of the death of Lillian Cree, Settlor of the Lillian Cree Revocable Living Trust, Dated 3/21/01, is also hereby given. All person indebted to said Estate and/or Trust are requested to make prompt payment and those having claims to present the same, without delay to:

Executor/Trustee: Robin D. Cree

Attorney: Barry O. Bohmueller
Bohmueller Law Offices, P.C.
29 Mainland Road
Harleysville, PA 19438



November 2012 CLE Opportunities

@ Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
Nov. 1	PBI: DR/Lawyer End the Debate on Tort Reform (g)	Noon – 4:20 PM	4 SUB
Nov. 6	PBI: Understanding Federal Sentencing; The Guidelines and Beyond (g)	12:30 PM–3:45 PM	3 SUB
Nov. 7	CCBA's Beer & BULL Session: "Get Noticed, Get Found"****	5 PM – 6:30 PM	1 SUB
Nov. 8	Criminal + Immigration CLE - Criminal Defense Section ***	Noon – 1:30 PM	1.5 SUB
Nov. 9	PBI: Reinsurance Principles & Practice (v)	9 AM – 1:30 PM	3 SUB + 1 ETH
Nov. 14	BusinessKillers ® - Sole Practitioners' Section***	Noon – 1:30 PM	1.5 SUB
Nov. 14	"How Mediation Can Help Your Practice" – ADR Section***	9 AM – 10:15 AM	1 SUB
Nov. 16	PBI: Hot Topics in Capital Cases (g)	9 AM – 4 PM	5 SUB + 1 ETH
Nov. 20	PBI: PA's Right to Know Law (g)	8:30 AM – 2:30 PM	5 SUB
Nov. 27	PBI: The Nuts & Bolts of Running a Family Law Practice (g)	9 AM – 1:15 PM	3 SUB + 1 ETH
Nov. 29	PBI: Labor Law Symposium (g)	9 AM – 4:30 PM	5 SUB + 1 ETH
Nov. 30	PBI: Lincoln on Professionalism (g)	9 AM – 12:15 PM	3 ETH

(v) = video

(g) = live groupcast

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Chuck Swope, CCIM and Jim Lees
Swope Lees Commercial Real Estate, LLC
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SHERIFF SALE OF REAL ESTATE

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

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON **MONDAY, DECEMBER 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 SHERIFF OF CHESTER CO.** THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE.

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 12-11-789

Writ of Execution No. 12-01644

DEBT \$167,848.31

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, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7-3-1963, P.L. 196, by recorded in Chester County of the Declaration dated 6-27-1972 and recorded in Misc. Deed Book 198 Page 272; a First Amendment thereto dated 7-7-1972 and recorded in Misc. Deed Book 198 page

472; a Second Amendment thereto dated 7-16-1973 and recorded in Misc. Deed Book 206 Page 852; a Third Amendment thereto dated 5-31-1974 and recorded in Misc. Deed Book 236 Page 202; a Fourth Amendment thereto dated 12-19-1974 and recorded in Misc. Deed 265 Page 68; a Fifth Amendment thereto dated 1-12-1976 and recorded in Misc. Deed Book 314 Page 102; a Sixth Amendment thereto dated 8-12-1976 and recorded in Misc. Deed Book 341 Page 114; a Seventh Amendment thereto dated 12-21-1976 and recorded in Misc. Deed Book 359 Page 202; Eighth Amendment thereto dated 1-30-1979 and recorded in Misc. Deed Book 432 Page 364; Ninth Amendment thereto recorded in 2763 Page 424 and Tenth Amendment thereto recorded in 2763 Page 428; a Declaration Plan dated 10-1971, executed and acknowledged 6-27-1972 and recorded in Plan Book 43 Page 24; a First Amendment thereto dated 7-1973 and recorded in Plan Book 51 Page 1, and a Second Amendment thereto dated 5-1974 and recorded in Plan Book 57 Page 24; a Third Amendment dated 1-1976 and recorded in Plan File No. 236; a Fourth Amendment dated 8-1976 and recorded in Plan File No. 544; a Fifth Amendment dated 12-1976 and recorded in Plan File No. 767; a Code of Regulations dated 6-27-1972 and recorded in Misc. Deed Book 198 Page 306; a First Amendment thereto dated 5-31-1974 and recorded in Misc. Deed Book 236 Page 210; a Second Amendment dated 8-4-1978 and recorded in Misc. Deed Book 414 Page 248 in Misc. Deed Book 432 Page 366; a Fourth Amendment dated 11-12-1979 and recorded in Misc. Deed Book 460 Page 417; a Fifth Amendment dated 11-10-1980 and recorded in Misc. Deed Book 500 Page 144; a Sixth Amendment dated 11-9-1982 and recorded in Misc. Deed Book 572 Page 398; a Seventh Amendment dated 11-21-1985 and recorded in Record Book 139 Page 372; an Eight Amendment dated 11-21-1985 and recorded in Record Book 139 Page 377, a Ninth Amendment in Record Book 2763 Page 424 and Tenth Amendment in Record Book 2763 Page 428, being designated on such Declaration Plan as Unit 639 as more fully described in such Declaration Plan and Declaration, as the same has been or shall be from time to time hereafter, as amended, together with the proportionate undivided interest in the Common Elements as defined in such Declaration as defined in said Declaration as .2347%.

UNDER and subject to the Covenants, Restrictions, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and Exclusions, as contained and set forth in such Declaration, Declaration Plan and Code of

Regulations, as the same have been or shall be from time to time hereafter be amended, and in the Rules referred to in such Code of Regulation.

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

UPI No. 53-6-1526.39F

TAX Parcel #: 53-06-1526.39F

BEING known as: 639 Summit House, Unit #639, West Chester, PA 19382

BEING the same premises which Janice C. Boldue by Deed dated 7/24/09 and recorded 8/10/09 in Chester County in Deed Book 7744 Page 2224 granted and conveyed unto Shawn M. Applegate and Danielle Applegate.

PLAINTIFF: US Bank National Association (Trustee) DBA Pennsylvania Housing Finance Agency

VS

DEFENDANT: **SHAWN & DANIELLE APPLGATE**

SALE ADDRESS: 639 Summit House Unit #639, West Chester, PA 19382

PLAINTIFF ATTORNEY: **THOMAS PULEO, 215-627-1322**

SALE NO. 12-11-790

Writ of Execution No. 10-07603

DEBT \$546,779.62

ALL THAT CERTAIN lot or piece of ground,

SITUATE in the Township of East Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of Williamsburg Subdivision made by Protract Engineering, Inc., last revised 8-31-1998 and recorded as Plan #14832, as follows to wit:

BEGINNING at a point on the southerly side of Burdette Drive, a corner of Lot 23, thence extending along same, south 18 degrees 57 minutes 00 seconds east crossing the bed of a proposed 30 feet wide utility easement 268.18 feet to a point in the line of lands N/L of Clifford E. & Wanda V. Backup, thence extending along same, south 56 degrees 17 minutes 30 seconds west 32.72 feet to a point in the line of Lot 25, thence extending along same, and along the line of aforementioned proposed 30 feet wide utility easement north 52 degrees 27 minutes 37 seconds west 219.86 feet to a point on the southerly side of Burdette Drive, thence a radius of 60.00 feet, the arc distance of 51.57 feet to a point of reverse curve, thence extending along the arc of a circle

curving to the right with a radius of 50.00 feet, the arc distance of 63.11 feet to a point of compound curve, thence extending along the arc of a circle curving to the right with a radius of 475.00 feet the arc distance of 86.56 feet to the point of beginning.

PARCEL 40-1-40 and being more fully described in a Deed dated 07/13/2000, and recorded 07/19/2000, among the land records of the county and state set forth above, in Deed Book 4787, Page 884.

TAX Parcel #: 40-1-40

BEING known as: 964 Burdette Drive, Downingtown, PA 19335

BEING the same premises which Dewey Homes, LP, by Deed dated 7/13/2000 and recorded 7/19/2000 in Chester County in Deed Book 4787 Page 884 granted and conveyed unto Wolanyo K. Agudu and Orsha Goines Agudu, husband and wife.

PLAINTIFF: DLJ Mortgage Capital Inc

VS

DEFENDANT: **ORSHA & WOLANYO AGUDU**

SALE ADDRESS: 964 Burdette Dr, Downingtown, PA 19335

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

SALE NO. 12-11-791

Writ of Execution No. 09-14249

DEBT \$69,041.66

ALL THAT CERTAIN tract of land upon which is built an apartment over a garage, designated as No. 28 1/2, South Sixth Avenue, in the City of Coatesville, County of Chester, and State of Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., June 4, 1953, as follows:

BEGINNING at a point in the west curb line of South Sixth Avenue, a corner of other land of Clara R. Dunleavy, it being the southeast corner of a Lot with a dwelling house erected thereon designated as No. 29 South Sixth Avenue, distant seventy-nine and five tenths feet measured south nine degrees sixteen minutes east along the west curb line of South Sixth Avenue from its point of intersection with the south line of Harmony Street (twenty feet wide); thence along the west curb line of South Sixth Avenue, south nine degrees sixteen minutes east, twenty-five and five-tenths feet to a point at the northeast corner of a Lot with a dwelling house erected thereon designated as No. 34 South Sixth Avenue; thence along the north line of the same south eighty degrees

forty-four minutes west, one hundred and fifty feet to a point in the east line of Modena Alley (fifteen feet wide); thence along the east line of said alley north nine degrees sixteen minutes west, twenty-eight and twenty-seven one-hundredths feet to a point a corner of remaining land of said other land of Clara R. Dunleavy; thence along the same for the following courses and distances: (1) north eighty degrees forty-four minutes east, thirty-four and sixty-five one-hundredths feet to a point; (2) south nine degrees sixteen minutes east, two and seventy-seven one-hundredths feet to a point in the original south line of said Clara R. Dunleavy; thence along the same north eighty degrees forty-four minutes east, one hundred fifteen and thirty-five one-hundredths feet to the place of beginning.

CONTAINING 3,921 square feet of land, be the same more or less.

BLR No.: 16-6-401

BEING known as: 30 South 6th Avenue, Coatesville, PA 19320.

BEING the same premises which Elisa T. Lees, by Deed dated November 30, 2000 and recorded December 6, 2000 in and for Chester County, Pennsylvania, in Deed Book Volume 4862, Page 1155, granted and conveyed unto Crystal D. Thomas.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **CRYSTAL THOMAS**

SALE ADDRESS: 30 South 6th Avenue, Coatesville, PA 19320

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

SALE NO. 12-11-792

Writ of Execution No. 12-00094

DEBT \$171,368.49

ALL THAT CERTAIN lot or tract of land, with the improvements thereon erected, situate in the 4th Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point, in the northerly sideling of Emmett Street, a corner of lands, now or late, of George and Smith Lillie Mae Smith; thence along said northerly sideling, south 83 degrees 45 minutes east, 26 feet, to a corner of lands, now or late, of Stanley Bednarczyk and Stella Bednarczyk; thence along the same, and, in part, along lands, now or late, of John Coccio and Rose Coccio, north 10 degrees 00 minutes west, 100 feet, to a point, in line of lands, now or late, of

Robert Kinsay and Margaret Kinsay; thence, along the same, north 83 degrees 45 minutes west, 26 feet, to a corner of lands of the aforementioned Bednarczyk's; thence, along the same, south 10 degrees 00 minutes east, 100 feet, to the point and place of beginning.

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

BEING known as: 19 Emmett Street, Phoenixville, PA 19460

PROPERTY ID No.: 15-5-375

TITLE to said premises is vested in Karen Russell, as sole owner by Deed from Mark C. Walters dated 04/18/2006 recorded 05/08/2006 in Deed Book 6835 Page 2239 or at instrument number.

PLAINTIFF: Deutsche Bank National Trust Company (Trustee) AKA GSAMP Trust 2007-FM2

VS

DEFENDANT: **KAREN E. RUSSELL aka KAREN RUSSELL**

SALE ADDRESS: 19 Emmett Street, Phoenixville, PA 19460

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

SALE NO. 12-11-793

Writ of Execution No. 12-00940

DEBT \$144,955.81

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in West Whiteland Township, Chester County, Pennsylvania, described according to a Plan titled "Record Plan" sheet 3 of 48 by Momenec-King Associates, dated April 19, 1989 last revised May 21, 1991 as follows, to wit:

BEGINNING at a point the northern most corner of said Unit, said point being the following four courses and distances measured from the intersection of the centerline of North Pullman drive (50 feet wide) with the centerline of the driveway serving Court 9 (1) from said intersection along the centerline of said Court 9 driveway crossing the western right of way of North Pullman drive north 87 degrees 32 minutes 00 seconds west 194.36 feet to a point (2) thence south 23 degrees 03 minutes 00 seconds east 78.50 feet to a point (3) thence leaving said driveway centerline south 66 degrees 52 minutes 00 seconds west 50.00 feet to a point the northern most corner of the building 3 envelope (4) thence along the front of said building 3 envelope south 23 degrees 03 minutes 00 seconds east 80.00 feet to the beginning point,

thence along the same on the front area of said Unit, south 23 degrees 03 minutes 00 seconds east, 18.00 feet to a point, thence along the centerline of the commonwall separating Units 20 and 19, south 66 degrees 57 minutes 00 seconds west 36.00 feet to a point, thence along the back area of said Unit, north 23 degrees 03 minutes 00 seconds west 18.00 feet to a point, thence along the centerline of the commonwall separating Units 20 and 21, north 66 degrees 57 minutes 00 seconds east 36.00 feet to the first mentioned point and place of beginning.

CONTAINING six hundred forty-eight square feet more or less.

BEING Unit 20 Court 9 Phase IV
Exton Station Hartford Square, Vanderbilt Village.

UNDER and subject to Covenants, Conditions and Restrictions as in Misc. Books 517 and 538, amended in Misc. Book 541 Page 201, 547 Page 386 and 559 Page 383.

UNDER AND SUBJECT to Declaration of Restrictions, Covenants, and Easements for Exton Station as in Record Book 986 page 4

BEING Parcel No. 41-05-1354.

PROPERTY address: 437 Hartford Square, West Chestes, PA 19380

BEING the same premises which Anthony H. Zeloyle and Susan E. Dreisbaugh NKA Susan E. Zeloyle, his wife, by Deed dated 6/29/00 and recorded 7/20/00 in Chester County in Deed Book 4787 Page 1494 granted and conveyed unto David A. Dreisbaugh.

PLAINTIFF: Midfirst Bank (Assignee)
DBA Cardinal Financial Company LTD Partnership

VS

DEFENDANT: **DAVID A. DREIS-
BAUGH**

SALE ADDRESS: 437 Hartford Square, West Chester, PA 19380

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

SALE NO. 12-11-794

Writ of Execution No. 11-08917

DEBT \$158,526.09

ALL THAT CERTAIN two lots or pieces of ground, situate in the Township of South Coventry, County of Chester, Commonwealth of Pennsylvania, and described according to a Plan of Lots of Property of Porter, Painter & Porter, said Plan made by Howard H. Ranck, Registered Surveyor, dated October 1963, said Plan being recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester,

Pennsylvania on January 8, 1964, in Plan Book 17, page 24, as follows, to wit:

PARCEL 20-03-0004.090

UPI 20-3-4.9

BEGINNING at a point on the title line in the bed of an existing reserved right-of-way, a corner of Lot No. 4 on said Plan, said point being measured the three following courses and distances from a point on the title line in the bed of Chestnut Hill Road: (1) extending along a 20 feet wide reserved right-of-way, south 68 degrees 45 minutes east, 247.50 feet to a point in the bed of the existing reserved right-of-way; (2) along the same, south 13 degrees 33 minutes east, 72.40 feet; and (3) along the same, south 46 degrees 53 minutes east, 165.00 feet to the place of beginning; thence extending from said beginning point, along said existing reserved right-of-way, the two following courses and distances: (1) south 46 degrees 53 minutes east, 35.00 feet to a point; and (2) south 28 degrees 03 minutes east, 147.00 feet to a point in line of lands now or formerly of Elliott; thence along said lands and along an existing drive, south 34 degrees 55 minutes 10 seconds west, 175.00 feet to a point, a corner of Lot No. 3; thence along Lot No. 3, north 26 degrees 35 minutes west, 140.00 feet to a point; thence along Lots No. 3 and 4, north 22 degrees 06 minutes east, 185.74 feet to the first mentioned point and place of beginning.

CONTAINING 24,986 square feet.

PARCEL 20-03-0004.080

UPI 20-3-4.8

BEGINNING at a point on the title line in the bed of an existing reserved right-of-way, a corner of Lot No. 7 on said Plan, said point being measured the three following courses and distances from a point on the title line in the bed of Chestnut Hill Road: (1) extending along a 20 feet wide reserved right-of-way, south 08 degrees 45 minutes east, 247.50 feet to a point in the bed of the existing reserved right-of-way; (2) along the same, south 13 degrees 33 minutes east, 72.40 feet; and (3) along the same, south 46 degrees 53 minutes east, 200.00 feet to the place of beginning; thence extending from said beginning point, along Lot No. 7, north 34 degrees 51 minutes east, 137.90 feet to a point in line of land formerly of Sigman; thence extending along said lands, south 68 degrees 45 minutes east, 135.00 feet to an iron pin in line of lands now or formerly of Elliott; thence along said lands, south 34 degrees 55 minutes 10 seconds west, 236.80 feet to a point in the bed of the existing reserved right-of-way, a corner of Lot No. 9; thence along said right-of-way and along Lot No. 9, north 28 degrees 03 minutes west, 147.00 feet to the first mentioned point and place

of beginning.

CONTAINING 24,653 square feet.

TOGETHER with the free, common, use, right, liberty and privilege of the existing right of way and of the 20 feet wide right of way as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

BEING known as: 3150 Chestnut Hill Road, Pottstown, PA 19465

BEING the same premises which James B. Waltz, Jr. and Patricia E. Waltz by Deed dated 8/8/06 and recorded 8/21/06 in Chester County in Deed Book 6931 Page 1249 granted and conveyed unto Daniel Waltz and Jill M. Waltz, husband and wife.

PLAINTIFF: US Bank National Association (Trustee) AKA Pennsylvania Housing Finance Agency

VS

DEFENDANT: **DANIEL & JILL WALTZ**

SALE ADDRESS: 3150 Chestnut Hill Road, Pottstown, PA 19465

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

SALE NO. 12-11-796

Writ of Execution No. 12-03860

DEBT \$302,876.76

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

BEING known as 109 Hartman Road, Pottstown, PA 19465

PARCEL Number: 20-04-0327

IMPROVEMENTS: Residential property

PLAINTIFF: Bank of America N.A.

VS

DEFENDANT: **JEAN B. aka JEAN BUDDENBOHN & WILLIAM J. ROSSELL**

SALE ADDRESS: 109 Hartman Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ELIZABETH L. WASSALL, 856-669-5400**

SALE NO. 12-11-797

Writ of Execution No. 12-04753

DEBT \$181,849.57

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Beaver Run Knoll, Phase I, originally called Wedgewood Estates Phase III, dated 2/5/1984, last revised 10/11/1984 and recorded a Plan #4885 as follows, to wit:

BEGINNING at an interior point a corner of Lot 432; thence extending along the line of same north 21 degree 39 minutes 53.8 seconds east 100 feet to a point; thence extending south 68 degrees 20 minutes 6 seconds east 30 feet to a point; thence extending south 21 degrees 39 minutes 53.3 seconds west 100 feet to a point; thence extending north 68 degrees 20 minutes 6 seconds west 30 feet to the point of beginning.

BEING Lot 431

CONTAINING 3000 square feet

UPI # 39-05A-230

BEING the same premises which Jeffrey L. Dietz, Executor of the Estate of Thomas R. Dietz, deceased, by Deed dated January 18, 2000 and recorded January 28, 2000 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4705 Page 1387, granted and conveyed unto Susan Troupe Nelson.

PLAINTIFF: US Bank NA

VS

DEFENDANT: **SUSAN TROUPE NELSON**

SALE ADDRESS: 218 Carlyn Ct, Downingtown, PA 19335

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

SALE NO. 12- 11-799

Writ of Execution No. 12-03967

DEBT \$32,898.86

ALL THAT CERTAIN dwelling house and lot of land, situate in the Township of West Goshen, County of Chester, Pennsylvania and located at the Southeast corner of Paoli Road and Bond Avenue, being known and designated as number 300 (now 936) Paoli Road, and in the Development known as West Chester Gardens in said Township and more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin set in the center line of Bond Avenue, as the same is now laid out and opened 40 feet wide, where the same

intersects the middle of Paoli Road; thence extending along the center line of Bond Avenue, South 28 degrees 5 minutes East 160.06 feet to an iron pin; thence extending along other land of E. Earl Patrick, leaving Bond Avenue, North 60 degrees 17 minutes East 58.04 feet to an iron pin, a corner of number 302 Paoli Road; thence extending along land of number 302 Paoli Road by a line passing through the middle of the division wall dividing the messuage erected on the herein described premises from that on the East, North 29 degrees 21 minutes West 160 feet to an iron pin set in the middle of the Paoli Road; thence extending along the middle of the Paoli Road, South 60 degrees and 17 minutes West 54.41 feet to the first mentioned point and place of beginning.

CONTAINING 8,995 square feet of land, be the same more or less.

BEING known as 936 Paoli Pike, West Chester, PA 19380

BEING the same premises which Clara T. Montgomery by Deed dated 6/27/1980 and recorded 7/30/1980 in the Office of the Recorder of Deeds in and for Chester County in Deed Book Z56, Page 10, granted and conveyed unto Ronald R. Beam

PARCEL No.: 52-05C-1360000

IMPROVEMENTS: Residential property.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **RONALD BEAM**

SALE ADDRESS: 936 Paoli Pike, West Chester, PA 19380

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

SALE NO. 12-11-800

Writ of Execution No. 10-05193

DEBT \$207,731.86

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan for Donald L. Marshman Phase II, dated 10/19/1978 and last revised 3/8/1981 and recorded in Plan File #3500, as follows, to wit:

BEGINNING at a point on the title line in the bed of Telegraph Road thence extending from said beginning point along lands of Robert C. Sweeley, north 25 degrees 12 minutes 11 seconds west 354.88 feet to a point in line of Phase I; thence extending along same north 80 degrees 17

minutes 0 seconds east 155.65 feet to a point a corner of Lot #12 on said Plan; thence extending along the same south 25 degrees 12 minutes 11 seconds east 329.77 feet to a point on the title line in the bed of Telegraph Road; thence extending along the same south 71 degrees 3 minutes 20 seconds west 150.90 feet to the first mentioned point and place of beginning.

BEING Lot #13 on said Plan;

BEING the same premises which Central Penn Property Services, Inc., by Deed dated 7/23/2007, recorded 9/10/2007 in the Office for the Recorder of Deeds in and for Chester County, in Deed Book Volume 7260, Page 1877, conveyed unto Megan Kelly.

BEING known as 1059 Telegraph Road, Coatesville, PA 19320

BEING UPI #28-2-98.1

IMPROVEMENTS: residential property.

PLAINTIFF: BAC Homes Loans Servicing LP (FKA)

VS

DEFENDANT: **MEGAN KELLY**

SALE ADDRESS: 1059 Telegraph Road, Coatesville, PA 19320

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

SALE NO. 12-11-801

Writ of Execution No. 10-07138

DEBT \$1,216,529.26

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Frederick C. Fuchs, made by Henry S. Conray, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 10/9/1980 and revised 11/19/1980 as follows, to wit:

BEGINNING at a point on the title line in the bed of Jaffrey Road (T-387) said point also being a corner of Lot #1 (as shown on said Plan); thence extending from said beginning point and along Lot #1 the 3 following courses and distances: (1) north 04 degrees 19 minutes 00 seconds east, said course in the bed of an 18 feet wide common drive, 441.31 feet to a point; (2) north 67 degrees 26 minutes 13 seconds west 124.12 feet to a point; and (3) north 27 degrees 58 minutes 38 seconds west 368.42 feet to a point in line of land now or late of Ward Sullivan Estate; thence extending along the same the 2 following courses and dis-

tances: (1) north 58 degrees 00 minutes 00 seconds east 200.69 feet to a point; and (2) south 32 degrees 24 minutes 59 seconds east 482.45 feet to a point in line of Lot #3A thence extending along Lot #3A and Lot 3 the 2 following courses and distances: (1) south 57 degrees 35 minutes 01 seconds west 137.94 feet to a point; and (2) south 04 degrees 19 minutes 00 seconds west 442.10 feet to a point on the title line in the bed of Jaffrey Road (T-387); thence extending along same on the arc of a circle curving to the left having a radius of 360 feet the arc distance of 25.02 feet to the first mentioned point and place of beginning.

CONTAINING 2.565 acres of land, be the same more or less.

BEING Lot #2 as shown on said Plan.

TOGETHER with and subject to the free and common use, right, liberty and privilege of the use of the aforesaid common drive as shown on the above mentioned plan as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of Lots 2 and 3 entitled to the use thereof.

IMPROVEMENTS: residential dwelling

TAX ID # 54-03-0301.02A

UPI #54-3-301.2A

TITLE to said premises is vested in Anna M. Frey by reason of the following:

BEING the same premises which Randall M. Brock and Adele E. Freedman, husband and wife, by Deed dated 7/29/2002 and recorded 8/5/2002 in the County of Chester in Record Book 5347, Page 2090 conveyed unto Larene Oliver Frey and Anna M. Frey, husband and wife, as tenants by the entirety, in fee.

AND the same Larene Oliver Frey departed this life on 8/28/2009 whereby title to subject premises became vested in Anna M. Frey by right of survivorship.

PLAINTIFF: Wells Fargo Bank (AKA) VS

DEFENDANT: ANNA M. FREY

SALE ADDRESS: 11 Court Run, Malvern, PA 19355

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

SALE NO. 12-11-802

Writ of Execution No. 12-05422

DEBT \$107,583.95

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester and Commonwealth of

Pennsylvania, described in accordance with a Map of Property or Robert Bruce, made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated April 25th, 1962, and revised April 30th, 1962, as follows, to wit:

BEGINNING at a point on the northeast side of the cul-de-sac at the end of Delancey Circle (fifty feet wide) measured the five following courses and distances along the side of Delancey Circle and the cul-de-sac at the end thereof, from a point on the southeast side of Gregory Lane (fifty feet wide) [1] southwestwardly and southeastwardly on the arc of a circle curving to the left with a radius of twenty-five feet, the arc distance of fifty and eighty-seven one-hundredths feet; [2] southeastwardly on the arc of a circle curving to the right with a radius of two hundred and eighty-five feet, the arc distance of two hundred seven and fifty-one one-hundredths feet; [3] south twenty-eight degrees east twenty-eight and ninety-five one-hundredths feet; [4] along the side of the cul-de-sac, southeastwardly on the arc of a circle curving to the left with a radius of sixty feet, the arc distance of forty-one and twenty-six one-hundredths feet; [5] still along the side of the cul-de-sac, southeastwardly on the arc of a circle curving to the right with a radius of fifty feet the arc distance of fifty-five and ninety-one one-hundredths feet; thence from said point of beginning along Lot No. 6, south sixty-eight degrees forty-six minutes east two hundred right and one one-hundredths feet to a point in line of land now or formerly of Carrie Z. Parks; thence along said land, south twenty-six degrees, fifty-eight minutes east thirty-seven and three one-hundredths feet to an iron pin, a corner of land of Robert N Dippy; thence along said land, south sixty-two degrees, thirty seven minutes west one hundred eighty and sixty one-hundredths feet to a corner of Lot No. 4; thence along Lot No. 4, north twenty-eight degrees west one hundred sixty-three and fifty one-hundredths feet to a point on the easterly side of the cul-de-sac; thence along the southeasterly side of said cul-de-sac northeastwardly on the arc of a circle curving to the left with a radius of fifty feet, the arc distance of fifty-seven and one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said Plan.

BEING the same premises which Matthew R. Mathews, by Deed dated June 26, 1990 and recorded in the Chester County Recorder of Deeds Office on June 29, 1990 in Deed Book 2056, Page 440, granted and conveyed unto Matthew R. Mathews and Donna Byrd Mathews, husband and wife.

PLAINTIFF: JPMorgan Chase Bank
National Association
VS

DEFENDANT: **MATTHEW R. &
DONNA BYRD MATTHEWS**

SALE ADDRESS: 501 Delancey
Circle, Devon, PA 19333

PLAINTIFF ATTORNEY: **CHRISTO-
PHER ARTHUR DENARDO, 610-278-6800**

SALE NO. 12-11-803
Writ of Execution No. 10-14215
DEBT \$161,394.17

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Borough of Downingtown, County of Chester, State of Pennsylvania, bounded and described according to an as-built plan for S&S Development Co., Inc. of "Main Street Village" made by Edward B. Walsh & Associates, Inc., Downingtown, PA dated 7/18/2000, last revised 3/26/2002 as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot #118 (as shown on said Plan); thence from said point of beginning extending the 6 following courses and distances: 1) north 74 degrees 06 minutes 00 seconds east 15.40 feet to a point, thence 2) south 15 degrees 54 minutes 00 seconds east 2.20 feet to a point, thence 3) north 74 degrees 06 minutes 00 seconds east 6.60 feet to a point, thence 4) south 15 degrees 54 minutes 00 seconds east 35.50 feet to a point, thence 5) south 74 degrees 06 minutes 00 seconds west 22.00 feet to a point to a point, 6) north 15 degrees 54 minutes 00 seconds west 37.70 feet to the first mentioned point and place of beginning.

BEING known as: 252 Roosevelt Avenue, Downingtown, PA 19335

PROPERTY ID No.: 11-08-0396

TITLE to said premises is vested in Susan J. Petrisko, unmarried, as sole owner by Deed from Main Street Village, Inc., a PA Corporation dated 10/08/2002 recorded 10/30/2002 in Deed Book 5438 Page 423.

PLAINTIFF: American Home Mortgage Servicing Inc
VS

DEFENDANT: **SUSAN J.
PETRISKO**

SALE ADDRESS: 252 Roosevelt Ave,
Downingtown, PA 19335

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

SALE NO. 12-11-806
Writ of Execution No. 12-02926
DEBT \$247,857.24

BY virtue of a Writ of Execution No.
12-02926

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 528 Old Eagle School Road, Wayne, PA 19087-5420

UPI No. 43-6P-94
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$247,857.24
PLAINTIFF: Bank of America NA
VS
DEFENDANT: **KEVIN OCONNELL**
SALE ADDRESS: 528 Old Eagle School Road, Wayne, PA 19087

PLAINTIFF ATTORNEY:
JONATHAN M. ETKOWICZ, 215-563-7000

SALE NO. 12-11-807
Writ of Execution No. 10-06256
DEBT \$861,412.43

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of "Alexander Subdivision" made by Jeffrey T. Burrell Sr, P.E. and Associates, Pottstown, PA dated L1-L8-1996 and last revised on 3-16-1997 and recorded as Plan #13830 bounded and described as follows, to wit:

BEGINNING at a point in the bed of Hadfield Road T-415, a corner of Lot 2 on said Plan, thence extending along said Lot crossing the southerly side of said road, south 03 degrees 09 minutes 10 seconds east 810.08 feet to a point, thence extending south 87 degrees 34 minutes 00 seconds west 385.021 feet to a point thence extending south 87 degrees 34 minutes 00 seconds west 385.021 feet to a point, thence extending north 03 degrees 02 minutes 13 seconds west 348.003 feet to a point thence extending north 59 degrees 31 minutes 17 seconds east 126.301 feet to a point, thence extending north 41 minutes 39 seconds 14 seconds east recrossing the southerly side of Hadfield Road, 295.746 feet to a point on the title line in the bed of said road, thence extending along same the two following courses and distances (1) south 32 degrees 51 minutes 38 seconds east 21.285 feet to a point and (2) south 61 degrees 25 minutes 30 seconds east 106.231 feet to the first mentioned point and place of beginning.

CONTAINING 7.57 acres more or less.
BEING Lot #3 on said Plan
PARCEL No.: 30-5-180

BEING known as: 280 Hadfield Road,
Downingtown, PA 19335.

BEING the same premises which Ruth
Jane Alexander, by her attorney-in-fact Stephen
Michael Alexander, by Deed dated October 10,
1997 and recorded October 27, 1997 in and for
Chester County, Pennsylvania, in Deed Book
Volume 4250, Page 83, granted and conveyed unto
Chester M. Schofield and Jacquelyn L. Schofield.

PLAINTIFF: Deutsche Bank National
Trust Company
VS

DEFENDANT: **CHESTER M. &
JACQUELYN L. SCHOFIELD**

SALE ADDRESS: 280 Hadfield Rd,
Downingtown, PA 19335

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

SALE NO. 12-11-808

Writ of Execution No. 12-07583

DEBT \$2,080,501.00

ALL THAT CERTAIN parcel of land
and the improvements thereon, situation the southe-
ast corner of Barnard Street and Church Street, in
the Borough of West Chester, Chester County,
Pennsylvania, as shown on Survey Plan No. 1-214,
dated September 24, 1987, as made for Church and
Barnard Streets Corp. by Yerkes Associates, Inc.,
West Chester, Pennsylvania.

BEGINNING at the intersection of the
easterly right of way line of Church Street (55 feet
wide) and the southerly right of way line of
Barnard Street (40 feet wide); thence leaving
Church Street and extending along the southerly
right of way line of Barnard Street north 54
degrees 00 minutes 00 seconds east 203.16 feet to
a point set in the westerly right of way line of a 15
foot wide public alley; thence leaving Barnard
Street and extending along the westerly right of
way line of said 15 foot wide public alley, south 36
degrees 05 minutes 00 seconds east, 108.91 feet to
a point set at a corner of land belonging to St.
Matthews Assembly of God Church, Inc. and also
the southerly terminus of said 15 foot wide public
alley; thence extending along land of St. Matthews
Assembly of God Church, Inc. the 3 following
courses and distances, to wit; (1) north 53 degrees
27 minutes 30 seconds east 5.00 feet to a point;
thence (2) south 38 degrees 29 minutes 00 seconds
east 93.68 feet to a point; and thence (3) south 27
degrees 00 minutes 00 seconds east 84.19 feet to a

point set in the northerly right of way line of Union
Street; thence extending along the northerly right
of way line of Union Street, south 62 degrees 42
minutes 10 seconds west 60.00 feet to a point set
in the easterly right of way line of a 14 foot wide
alley; thence extending along the easterly right of
way line of said alley, north 30 degrees 37 minutes
40 seconds west 91.29 feet to a point; thence
extending along the northerly terminus of said
alley and along other land belonging to Denny-
Reyburn Co. being Parcel No. 2, south 58 degrees
52 minutes 50 seconds west 164.19 feet to a point
set in the easterly right of way line of Church
Street; thence extending along the easterly right of
way line of Church Street and being partly along
the face of an existing brick building, north 30
degrees 57 minutes 20 seconds west 172.33 feet to
the first mentioned point and place of beginning.

BEING UPI No. 1-9-961-E

BEING the same premises which the
Housing Authority of the County of Chester, by
Indenture dated November 14, 1996 and recorded
November 15, 1996 in the Office of the Recorder
of Deeds in and for the County of Chester in
Record Book 4107, Page 2231, granted and con-
veyed unto West Chester Seniors Associates, L.P.,
in fee.

PLAINTIFF: Susquehanna Bank

VS

DEFENDANT: **WEST CHESTER
SENIORS ASSOCIATES L.P.**

SALE ADDRESS: 30 W. Barnard
Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **WILLIAM
FRANCIS COLBY, 610-376-6651**

SALE NO. 12-11-809

Writ of Execution No. 10-06885

DEBT \$383,068.85

BY virtue of a Writ of Execution No.
10-06885

OWNER(S) of property situate in the
Township of East Coventry, Chester County,
Pennsylvania, being 675 Ridge Road, Spring City,
PA 19475-9685

UPI No. 18-6-9.2

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$383,068.85

PLAINTIFF: Litton Loan Servicing LP
VS

DEFENDANT: **CYNTHIA & RUDY
MARTORANA**

SALE ADDRESS: 675 Ridge Road,
Spring City, PA 19475

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

**SALE NO. 12-11-810
Writ of Execution No. 11-11043
DEBT \$82,883.37**

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

BEING known as 24 South 5th Avenue, Coatesville, PA 19320

PARCEL Number: 16-06-0321

IMPROVEMENTS: Residential property

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **MARIANNE &
JOHN TUCK**

SALE ADDRESS: 24 S. 5th St, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALAN M.
MINATO, 856-482-6900**

**SALE NO. 12-11-811
Writ of Execution No. 10-04587
DEBT \$702,411.67**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Pocopson, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property owned by Karl R. Dorries, Jr., et ux to be conveyed unto Charles E. Gorman, Jr., et ux, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyor dated 11/22/1972, as follows, to wit:

BEGINNING at a point in the center line of a 30 feet wide driveway and common right of way, a corner of other lands of Karl R. Dorries, Jr. and in line of land of Grayson McCouch; thence extending along said driveway or right of way and along lands of Grayson McCouch the 5 following courses and distances: (1) north 68 degrees, 9 minutes, 7 seconds east, 53.86 feet to a point; (2) north 57 degrees, 59 minutes, 7 seconds east, 260 feet to a point; (3) north 54 degrees, 49 minutes, 7 seconds east, 240 feet to a point; (4) north 49 degrees, 11 minutes 7 seconds east, 55 feet to a point; and (5) north 35 degrees, 3 minutes, 7 seconds east, 55.90 feet to a point a corner of lands of Grayson McCouch; thence leaving said 30 feet wide right of way and crossing the southeasterly side thereof and extending along the lands of Grayson McCouch aforesaid, south 46 degrees, 26 minutes,

53 seconds east, 1130.76 feet to a point in line of lands of Joseph H. Quick; thence extending along the same south 60 degrees, 43 minutes, 6 seconds west, 804.55 feet to a point a concrete monument; thence still along lands of quick south 8 degrees, 47 minutes, 7 seconds west, 151 feet to a point in line of lands of T.H. Bondi, Inc.; thence extending along the same north 57 degrees, 24 minutes 53 seconds west crossing a stream 657.24 feet to a point inline of lands of Karl R. Dorries, Jr.; thence along the same the 2 following courses and distances: (1) north 53 degrees, 42 minutes, 54 seconds east, 305.45 feet to a point; and (2) north 38 degrees, 40 minutes, 0 seconds west crossing the southeasterly side of said 30 feet wide right of way 524.15 feet to the point and place of beginning.

CONTAINING 20.385 acres.

TAX Parcel #: 63-4-2.1

BEING known as: 2 Wawaset Farm Lane, West Chester, PA 19382

PLAINTIFF: BAC Home Loans Servicing, LP

VS

DEFENDANT: **KAREN M. &
MICHAEL J. CRESTA**

SALE ADDRESS: 2 Wawaset Farm Lane, West Chester, PA 19382

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

**SALE NO. 12-11-812
Writ of Execution No. 11-09596
DEBT \$519,262.93**

ALL THAT CERTAIN tract of land situate in East Fallowfield Township of Chester County, PA, known as Lots 1 and 2 according to a certain Plan of Property prepared by D.H. Howell & Associates, Inc., dated June 19, 2006, and recorded with the Chester County Recorder of Deeds on February 5, 2007, in Plan Book 18077, Page 1.

UPI Nos. 47-2-27.1 and 47.2.27.1A

PROPERTY addresses: 2300 and 2302 West Chester Road, Coatesville, PA

IMPROVEMENTS: residential dwelling and vacant lot

SOLD as property of: West Bradford Development Company, LLC

PLAINTIFF: Wilmington Savings Fund Society FSB

VS

DEFENDANT: **WEST BRADFORD
DEVELOPMENT COMPANY LLC**

SALE ADDRESS: 2300 & 2302 West Chester Rd, Coatesville, PA 19320

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

**SALE NO. 12-11-813
Writ of Execution No. 12-03130
DEBT \$221,530.33**

ALL THAT CERTAIN lot or tract of land, situate in Tredyffrin Township, Chester County, PA, bounded and described according to a Plan of Sterling Chase, prepared by Yerkes Associates, Inc., dated 3/7/1984 and revision thereto and recorded in the Office of the Recorder of Deeds of Chester County No. 4871 on 6/5/1984 as follows, to wit:

BEING Lot No. 37 on said Plan.

BEING UPI No. 43-5-3114

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MARC A. SAIA**

SALE ADDRESS: 37 Rampart Drive,
Wayne, PA 19087

PLAINTIFF ATTORNEY: **THOMAS
M. FEDERMAN, 215-563-7000**

**SALE NO. 12-11-814
Writ of Execution No. 12-03456
DEBT \$435,849.83**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, in the County of Chester and State of Pennsylvania, bounded and described accordance with a final plan of property of "Land Grant Farm" made by Howard W. Doran, Inc., Registered Land Surveyor (Newtown Square, PA) dated June 17, 1974 last revised August 16, 1974 and recorded as Chester County Plan No. 135 as follows, to wit:

BEING Parcel #67-02R-0073

BEING known as 1433 Overhill Road,
West Chester, PA 19382

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ROSS K. (ADM OF
EST IRENE T. FRESTA) FRESTA**

SALE ADDRESS: 1433 Overhill
Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **THOMAS
M. FEDERMAN, 215-563-7000**

**SALE NO. 12-11-815
Writ of Execution No. 11-01014
DEBT \$320,902.77**

ALL THAT CERTAIN Unit, designated as Building No. 7, Unit No. C 343, being a Unit in The Ridings at Chesterbrook, a Condominium.

SITUATE in the Township of Tredyffrin, County of Chester and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq., by the Recording of a Declaration of Condominium of The Ridings at Chesterbrook, a Condominium dated 11/18/1981 and recorded in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, on 11/20/1981 in Misc. Deed Book 535 Page 293 and the Plats and Plans attached thereto and made a part thereof a First Amendment to Declaration dated 11/18/1981 and recorded 11/20/1981 in Misc. Deed Book 535 Page 354 and a Second Amendment to Declaration dated 11/18/1982 and recorded 12/9/1982 in Misc. Deed Book 575 Page 430, said Plats and Plans also being dated 11/18/1981 and recorded as Exhibit "E" of the Declaration of Condominium of The Ridings at Chesterbrook, a Condominium, in Misc. Deed Book 535 Page 293 and Condominium Plan Files #3774 84, as Amended in Plan Files 3788-99.

TOGETHER with all right, title, and interest, being a 1.67% undivided interest of, in and to the Common Elements, as set forth in the aforesaid Declaration.

TOGETHER with all right, title and interest into the Limited Common Elements designated for the Unit in this Condominium and/or Plats and Plans.

TAX Parcel #: 43-5-1042

BEING known as: 343 New Market
Court, Wayne PA 19087

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **WALTER E. ROBIN-
SON, JR.**

SALE ADDRESS: 343 New Market
Court, Wayne, PA 19087

PLAINTIFF ATTORNEY: **THOMAS
I. PULEO, 215-627-1322**

**SALE NO. 12-11-816
Writ of Execution No. 12-02548
DEBT \$334,549.56**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances,

situate in the Township of East Caln, County of Chester and Commonwealth of Pennsylvania designated and shown on plan of "Oak Ridge PRD Phase II" made by Lester R. Andes, PE Thorndale, PA, dated 8/15/1988 revised 2/27/1989 and recorded in Plan File No. 9252 and later revised 3/13/1989 at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, designated as Lot no. 67 Building No. 12.

UNDER and subject to Declaration of Covenants, Conditions and Restrictions as set forth in Record Book 1240, Page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, playground area and streets or avenue as shown on Plan of "Oak Ridge PRD-Phase II", dated 2/27/1989 and recorded in Plan File No. 9252 and later revised 3/13/1989 as a means of ingress, egress and regress from the property herein described to the said playground, parking areas, streets or avenues, in common with owners, tenants and occupiers of the other lot or tracts of ground in the said plan of Oak Ridge PRD-Phase II.

TITLE to said premises vested in Leann R. Massey and Kristen Massey by Deed dated October 20, 2006 from Leann F. Massey and recorded on November 9, 2006 in the Chester County Office of the Recorder of Deeds in Book 7003 Page 1147 as Instrument No. 10703004.

BEING known as 35 May Apple Drive, Downingtown, PA 19335

TAX Parcel Number: 40-4-167

RESIDENTIAL dwelling

PLAINTIFF: US Bank National Association (Trustee) DBA Citigroup Mortgage Loan Trust Inc

VS

DEFENDANT: **KRISTIN & LEANN MASSEY**

SALE ADDRESS: 35 May Apple Dr, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PATRICK J. WESNER, 856-482-1400**

SALE NO. 12-11-817

Writ of Execution No. 12-05943

DEBT \$190,233.37

ALL THAT CERTAIN lot of land situate in Borough of Downingtown, Chester County, Pennsylvania:

BEING known as 431 Grant Avenue, Downingtown, PA 19335

PARCEL Number: 11-9-47

IMPROVEMENTS: Residential prop-

erty

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **CRIAG & WAYNE
REPLOGLE**

SALE ADDRESS: 431 Grant Ave.,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SALVATORE CAROLLO, 856-669-5400**

SALE NO. 12-11-818

Writ of Execution No. 12-05959

DEBT \$572,489.99

ALL THAT CERTAIN lot of land, known as the Hotel Columbia, in the Borough of Phoenixville, Chester County, Pennsylvania, more fully described as follows to wit:

BEGINNING at a corner of lands formerly of the Estate of James Mellon, deceased, now the Estate of Alfred E. Eachus, deceased, on the southerly side of Bridge Street; thence along said latter lands being Lot No. 37 on an old plan of the Borough of Phoenixville, south 4 degrees 42 minutes east 172.2 feet to Prospect Street; thence along the north side of said street north 85 degrees, 18 minutes east, 50 feet to a corner of Lot No. 39 lands of Frank P. Lauer; thence along said latter lands north 4 degrees, 42 minutes west, 172.2 feet to the south side of Bridge Street; thence along said Bridge Street, south 85 degrees, 18 minutes west, 50 feet to the place of beginning.

ALSO all that certain lot of land, situate in the First Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

FRONTING and lying on the south side of Bridge Street and extending along said Bridge Street a distance of 50 feet; thence extending in a southwardly direction by lines at right angles to said Bridge Street along land now or late of the heirs of William W. Watneight, deceased, on the east side and land now or late of Frank M. Brock on the west side; a distance of 172 feet to Prospect Street and extending along said Prospect Street by a line parallel with the said Bridge Street a distance of 50 feet.

BEING UPI Nos. 15-9-237 and 15-9-238

IMPROVEMENTS: commercial structure and parking lot.

PLAINTIFF: Citizens Bank of Pennsylvania

VS

DEFENDANT: **NECTARINE**

GROUP INC dba THE COLUMBIA BAR & GRILLE

SALE ADDRESS: 148 Bridge Street,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOHN
KEENAN FIORILLO, 610-692-1371**

SALE NO. 12-11-820

Writ of Execution No. 12-04014

DEBT \$369,366.33

ALL THAT CERTAIN lot or piece of ground situate in the Township of New London, County of Chester and Commonwealth of Pennsylvania, described according to a Final Subdivision of Meadowcroft made by Hillcrest Associated, Inc. dated 6/11/1999, last revised 1/22/1999 bounded and described as follows to wit:

BEGINNING at a point on the north-westerly side of Meadowcroft Lane, a corner of Lot #19 on said Plan, thence extending along said side of Lot #19 south 78 degrees 28 minutes 56 seconds west 246.16 feet to a point and corner of Lands of Open Space, thence extending along said side of Lands of Open Space north 09 degrees 27 minutes 26 seconds east 184.80 feet to a point and corner of Lot #21 on said Plan, thence extending along said side of Lot #21 south 85 degrees 01 minutes 39 seconds east 204.36 feet to a point on the northwesterly side of Meadowcroft Lane, thence extending along said side of Meadowcroft Lane the following (3) courses and distances, (1) along the arc of a circle curving to the left having a radius of 265.00 feet the arc distance of 41.59 feet to a point of tangent (2) south 04 degrees 01 minutes 07 seconds east 37.69 feet to a point curve curve, (3) along the arc of a circle curving to the left having a radius of 280.00 feet the arc distance of 36.65 feet to a point of tangent, said point being the first mentioned point and place of beginning.

CONTAINING 0.750 acres more or less

TITLE to said Premises vested in Thomas B. Monahan and Sherry L. Monahan by Deed from Megill Development Co., Inc. dated January 29, 2001 and recorded on February 21, 2005 in the Chester County Office of the Recorder of Deeds in Book 4899 Page 562 as Instrument No. 0009331.

BEING known as 39 Meadowcroft Lane, Lot 20, Lincoln University, PA 19352

TAX Parcel Number: 71-1-7404222

RESIDENTIAL dwelling

PLAINTIFF: The Bank of New York
Mellon

VS

DEFENDANT: **THOMAS & SHER-
RY MONAHAN**

SALE ADDRESS: 39 Meadowcroft
Ln, Lot 20, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **PATRICK
J. WESNER, 856-482-1400**

SALE NO. 12-11-821

Writ of Execution No. 10-07597

DEBT \$477,905.20

ALL THAT CERTAIN lot or piece of ground situate in Upper Uwchlan Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Bordeaux Estates made by Henry Conrey, Inc. Division of Chester Valley Engineers, PA 7/20/1978 last revised 3/27/1979 as follows:

BEGINNING at a point on southeasterly side of Lafayette Circle (50 feet wide) and also being a corner of Lot 15 and being on the line dividing Phase 1 and Phase 11 Bordeaux Estates (shown on said Plan); thence extending from said beginning point and along Lot 15, south 46 degrees 59 minutes 30 seconds east 262.01 feet to a point in line of land of John L. Trego; thence extending along the same north 39 degrees 41 minutes 5 seconds west 265.88 feet to a point on southeasterly side of Lafayette Circle; thence along same the 2 following courses and distances; (1) north 50 degrees 18 minutes 55 seconds east 111.33 feet to a point of curve; (2) on a line curving to the left having a radius of 325 feet the arc distance of 41.45 feet to the first mentioned point and place of beginning.

CONTAINING 43,607 square feet of land, be the same more or less.

BEING Lot 14 on said Plan.

PARCEL No. 32-3-45.24

BEING the same premises which Thomas V. Verica by Deed dated January 9, 2006 and recorded in the Chester County Recorder of Deeds Office on January 1, 2006 in Deed Book 6736, Page 2183, granted and conveyed unto Thomas A. Verica and Betty A. Verica, husband and wife.

PLAINTIFF: Bank of America
National Association

VS

DEFENDANT: **BETTY & THOMAS
VERICA**

SALE ADDRESS: 7 Lafayette circle,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHRISTO-
PHER ARTHUR DeNARDO, 610-278-6800**

SALE NO. 12-11-822
Writ of Execution No. 12-04708
DEBT \$233,300.85

ALL THAT CERTAIN lot or piece with the buildings and improvements erected situate in the West Marlborough Township, Chester County, Commonwealth of Pennsylvania, more particularly bounded and described according to a survey thereof made by George E. Regester, Jr., Registered Surveyor, dated May 10, 1950, as follows, to wit:

BEGINNING at a point in the middle of the Street Road, at a corner of land of H. N. Garrett; thence extending along the middle of the Street Road, north 88 degrees 30 minutes west, 100 feet to a point; thence along other land of George E. Supplee, Jr. By a line passing over an iron pin set 21.87 feet from last described point, north 2 degrees no minutes east, 250 feet to an iron pin; thence still by the land of said Supplee, south 88 degrees 30 minutes east, 100 feet to an iron pin a corner of land of H. N. Garrett; thence along land of said Garrett, (by a line passing over an iron pin set 21.87 feet from the point of beginning), south 2 degrees no minutes west, 250 feet to the first mentioned point and place of beginning.

TAX ID # 48-8-30

PLAINTIFF: Springleaf Financial Services Inc

VS

DEFENDANT: **BRIAN & KRISTA SIMMONS**

SALE ADDRESS: 403 W. Street Rd, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **BENJAMIN ELI WITMER, 610-275-7990**

SALE NO. 12-11-823
Writ of Execution No. 09-05460
DEBT \$109,825.41

ALL THAT CERTAIN lot or tract of land upon which is erected a brick dwelling house, designated as No. 239 Charles Street, situated in the First Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described according to a new survey thereof, made by D. Edward Antes, C. E., as follows:

BEGINNING at a point, being a cut in the concrete curb line, in the north curb line of Charles Street, distant 353.06 feet westwardly from the west curb line of Church Street; thence along the said north curb line of Charles Street,

south 76 degrees and 55 minutes west, 18.515 feet to a point, being another cut in the concrete curb line, a corner of land of Oliver H. Taylor and Ruth E. Taylor, his wife; thence along the same, north 13 degrees and 11 minutes west, 160.56 feet to a stone marker in the south line of Hannony Street; thence along the said south line of Harmony Street, north 76 degrees and 55 minutes east, 18.935 feet to another stone marker, a corner of land of Harry L. W. Scott and Vira Lillian Scott, his wife; thence along the same and passing through the center of the middle dividing partition between the house erected on the land herein conveyed and the house erected on the land immediately adjoining it on the east, south 13 degrees and 5 minutes east, 160.56 feet to the place of beginning.

CONTAINING 3,006.486 square feet of land, be the same more or less.

BEING the same premises which Charles A. Kopanski, by Deed dated 10/17/2005 and recorded 10/19/2005 in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, in Record Book 6656, Page 1001, granted and conveyed unto Jose L. Cruz and Sonia Cruz, h/w, in fee.

BEING UPI #16-4-175

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **JOSE & SONIA CRUZ**

SALE ADDRESS: 239 Charles St, Coatesville, PA 19320

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

SALE NO. 12-11-824
Writ of Execution No. 12-02924
DEBT \$311,852.63

BY virtue of a Writ of Execution No. 12-02924

OWNER(S) of property situate in the Township of East Brandywine, Chester County, Pennsylvania, being 151 Crawford Road, Downingtown, PA 19335-1240

UPI No. 30-3-48

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$311,852.63

PLAINTIFF: Bank of America N A

VS

DEFENDANT: **PAMELA A. & BRIAN J. McGINLEY**

SALE ADDRESS: 151 Crawford Rd, Downingtown, PA 19335

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

SALE NO. 12-11-825

Writ of Execution No. 10-09518

DEBT \$207,750.94

BY virtue of a Writ of Execution No. 10-09518

OWNER(S) of property situate in the Township of Warwick, Chester County, Pennsylvania, being 2709 Ridge Road, Elverson, PA 19520-8914

UPI No. 19-4-102.7

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$207,750.94

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **SANDRA FRIEL**

SALE ADDRESS: 2709 Ridge Road,

Elverson, PA 19520

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

SALE NO. 12-11-826

Writ of Execution No. 11-05096

DEBT \$595,765.57

BY virtue of a Writ of Execution No. 11-05096

OWNER(S) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 29 Saint Andrews Lane, Glenmoore, PA 19343-9559

UPI No. 25-6-31.1

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$595,765.57

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **MICHAEL S.**

POLAY

SALE ADDRESS: 29 Saint Andrews Lane, Glenmoore, PA 19343

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

SALE NO. 12-11-827

Writ of Execution No. 10-13068

DEBT \$383,791.29

BY virtue of a Writ of Execution No. 10-13068

OWNER(S) of property situate in the Township of West Whiteland, Chester County,

Pennsylvania, being 325 Long Ridge Lane, Exton, PA 19341-2196

UPI No. 41-5-325

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$383,791.29

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PEJMAN & ARMIN**

PARHAMI

SALE ADDRESS: 325 Long Ridge Ln, Exton, PA 19341

PLAINTIFF ATTORNEY: **MICHELE M. BRADFORD, 215-563-7000**

SALE NO. 12-11-828

Writ of Execution No. 09-12279

DEBT \$217,023.17

BY virtue of a Writ of Execution No. 2009-12279-CO

OWNER(S) of property situate in East Caln Township, Chester County, Pennsylvania, being 5 Hickory Court, Downingtown, PA 19335-3427

UPI No. 40-4-120

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$217,023.17

PLAINTIFF: Wells Fargo Bank

National Assoc

VS

DEFENDANT: **CAMERON D. MYERS (aka)**

SALE ADDRESS: 5 Hickory Court, Downingtown, PA 19335

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

SALE NO. 12-11-829

Writ of Execution No. 11-11045

DEBT \$278,263.07

BY virtue of a Writ of Execution No. 2011-11045-RC

OWNER(S) of property situate in the Township of East Coventry, Chester County, Pennsylvania, being 71 North Savanna Drive, Pottstown, PA 19465-6602

UPI No. 18-1-491

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$278,263.07

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **GLENN &**

CELESTE COLEMAN

SALE ADDRESS: 71 N. Savanna Dr,
Pottstown, PA 19465

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

SALE NO. 12-11-830**Writ of Execution No. 12-04647****DEBT \$239,790.97**

BY virtue of a Writ of Execution No.
12-04647

OWNER(S) of property situate in the
Borough of Parkesburg, Chester County,
Pennsylvania, being 104 McGuigan Way,
Parkesburg, PA 19365-1428

UPI No. 8-6-14.6

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$239,790.97

PLAINTIFF: Bank of America N A
VS

DEFENDANT: **YVONNE STEW-
ART**

SALE ADDRESS: 104 McGuigan
Way, Parkesburg, PA 19365

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

SALE NO. 12-11-831**Writ of Execution No. 12-03458****DEBT \$519,608.98**

PROPERTY description of 559 E.
Chestnut Street, Parcel No. 16-6-85

ALL THAT CERTAIN lot or parcel of
land upon which is erected the west half of a dou-
ble frame dwelling house, designated as No. 559
East Chestnut Street, situated in the Third Ward of
the City of Coatesville, County of Chester and
Commonwealth of Pennsylvania, more particular-
ly bounded and described as follows:

BEGINNING at a point on the north
curb line of Chestnut Street, between Fifth and
Sixth Avenues at a corner of land now or late of
James C. Murray and wife and 50 feet east of land
now or late of the heirs of James R. VanOrmer,
deceased; thence along the said curb line of
Chestnut Street east 25 feet to a line of land now or
late of Edna P. Larkins, et al; thence by the same
and through the center of the middle partition wall
of the said double frame dwelling house, north-
ward at right angles to Chestnut Street 150 feet 6
inches to the south side of Lumber Street; thence
along the south side of Lumber Street west 25 feet
to another corner of land of James C. Murray and

wife; thence by the same southward 150 feet 6
inches to the place of beginning.

BEING the same premises which
Margie Ella Huffman by Deed dated 11-25-2002
and recorded 12-2-2002 in Chester County in
Record Book 5475 Page 1903 conveyed unto
Faisal A. Madanat and Reema F. Madanat, hus-
band and wife, in fee.

PROPERTY description of 561 E.
Chestnut Street, Parcel No. 16-6-84

ALL THAT CERTAIN lot or parcel of
land, with hereditaments and appurtenances there-
on erected, situate in the City of Coatesville,
County of Chester and Commonwealth of Penn-
sylvania, more particularly bounded and
described as follows:

BEGINNING at a point in the north
curb line of East Chestnut Street between Fifth and
Sixth Avenues at a corner of land now or late of
A.H. Suckle; thence extending along said north
curb line of East Chestnut Street, eastwardly 35
feet 5-1/2 inches more or less, to a corner of land
now or late of Martha Margolies; thence by the
same northwardly at right angles to said East
Chestnut Street 156 feet 6 inches to the south side
of Lumber Street; thence along the south side of
Lumber Street, westwardly 35 feet 5-1/2 inches
more or less to another corner of land now or late
of A.H. Suckle; thence by the same southwardly
through the center of a middle partition wall of the
said block of 2 frame dwelling houses 150 feet, 6
inches to the place of beginning.

BEING the same premises which
Rashid Abu El Afia by Deed dated 11-8-1985 and
recorded 11-29-1985 in Chester County in Record
Book 147 Page 537 conveyed unto Faisal A.
Madanat and Reema F. Madanat, husband and
wife, in fee.

PLAINTIFF: Zion First National Bank
VS

DEFENDANT: **FAISAL & REEMA
MADANAT**

SALE ADDRESS: 561 E. Chestnut
Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PATRICK
ROBERT KINGSLEY, 215-564-8029**

SALE NO. 12-11-832**Writ of Execution No. 09-05595****DEBT \$307,152.43**

BY virtue of a Writ of Execution No.
09-05595

OWNER(S) of property situate in the
Township of Valley, Chester County,
Pennsylvania, being 126 Mount Carmel Road,

Coatesville, PA 19320-2773

UPI No. 38-5-61

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$307,152.43

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **WALTER ANDERSON (a/k/a), JR.**

SALE ADDRESS: 126 Mt Carmel Rd,

Coatesville, PA 19320

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

SALE NO. 12-11-833

Writ of Execution No. 12-03236

DEBT \$171,397.04

BY virtue of a Writ of Execution No. 12-03236

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 287 Drummers Lane, Wayne, PA 19087-1542

UPI No. 43-6A-487

IMPROVEMENTS thereon: condominium unit

JUDGMENT amount: \$171,397.04

PLAINTIFF: Aurora Bank FSB

VS

DEFENDANT: **GARRETT SAUNDERS**

SALE ADDRESS: 287 Drummers Lane, Wayne, PA 19087

PLAINTIFF ATTORNEY: **CHRISTINA V. VIOLA, 215-886-8790**

SALE NO. 12-11-835

Writ of Execution No. 11-02420

DEBT \$591,789.12

ALL THAT CERTAIN tract or piece of land, situate in Westtown Township, Chester County, Pennsylvania, and described according to a survey or property for the Sun Oil Company made by J. Walter Cozzens & Associates, Civil Engineers and Surveyors dated the sixth day of August, A.D. 1963 as follows, to wit:

BEGINNING at an iron pin (set) at the point formed by the intersection of the southeasterly side of Manley Road (sixty feet wide) with the southwesterly side of West Chester Pike one hundred twenty feet wide); thence extending from said point of beginning along the said side of West Chester Pike south eighty-nine degrees fifty-six

minutes east seventy-eight and thirty-three one-hundredths feet to an iron pin (set) on the southwesterly side of a sixteen and fifty one-hundredths feet wide Bell Telephone Company easement; thence extending along the said side of the sixteen and fifty one-hundredths feet wide Bell Telephone Company easement south twenty-five degrees one minute east along a wire fence on line (concrete posts) one hundred sixteen feet to an iron pin (set) a corner of land now or late of Penn Springton Corporation; thence extending along the last mentioned land the two following courses and distances (1) south sixty-four degrees, fifty-nine minutes west one hundred ten feet to an iron pin (set) and (2) north twenty-five degrees one minute west one hundred twenty-two and fifty one-hundredths feet to a point on the southeasterly side of Manley Road, aforesaid; thence extending along the said side of Manley Road the two following courses and distances (1) northeastwardly on the arc of a circle curving to the left having a radius of one hundred eighteen and fifteen one-hundredths feet the arc distance of one and thirty one-hundredths feet (the chord of said arc bearing north thirty degrees forty-eight minutes east one and thirty one-hundredths feet) to an iron pin (set) a point of tangent in the same and (2) north thirty degrees thirty-four minutes east forty-five and eighty-five one-hundredths feet to the first mentioned iron pin (set) the point of intersection and place of beginning. Being Parcel No. 1 as shown on the above mentioned Plan.

ALSO, ALL THAT CERTAIN tract or piece of land, situate in Westtown Township, Chester County, Pennsylvania, and described according to a survey or property for Sun Oil Company made by J. Walter Cozzens & Associates, Civil Engineers and Surveyors, dated the Sixty day of August, A.D. 1963, as follows, to wit:

BEGINNING at an iron pin (set) on the southwesterly side of West Chester Pike (one hundred twenty feet wide) at the distance of seventy-eight and thirty-three one-hundredths feet measured on a bearing of south eighty-nine degrees fifty-six minutes east along the said side of West Chester Pike from an iron pin (set) at its intersection with the southeasterly side of Manley Road (sixty feet wide); thence extending from said point of beginning along the said side of West Chester Pike south eight-nine degrees fifty-six minutes east crossing a sixteen and fifty one-hundredths feet wide Bell Telephone Company easement eighty feet to an iron pin (set) at a corner of land now or late of Gertrude D. McDaniel; thence extending along the last mentioned land south six-

teen degrees twenty-two minutes fifty-four seconds west recrossing the sixteen and fifty one-hundredths feet wide Bell Telephone Company easement one-hundred nine and thirty-five one-hundredths feet wide to an iron pin (set) on the southwesterly side of the said easement; thence extending north twenty-five degrees one minute west along a wire fence on line (concrete posts) one hundred sixteen feet to the first mentioned iron pin (set) the point and place of beginning. BEING Parcel No. 2 as shown on the above mentioned Plan.

BEING UPI #67-2-44.5A

BEING the same premises which Sun Oil Company of Pennsylvania, a Pa. Corp. by Indenture bearing the 8th day of June, 1997 and recorded in the Office for the Recording of Deeds in and for the County of Chester on 22nd Day of June, 1977 in Deed Book E-51 Page 59 etc., granted and conveyed unto Joseph Reich, Jr., in fee.

ALL THAT CERTAIN parcel or piece of ground situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, shown on a "Land Acquisition Plan" prepared by August 25, 2006, last revised November 2, 2006, Project No. 3273, and being more fully described as follows:

BEGINNING at a point marked by an iron pin in concrete found on the southeasterly right-of-way line of Manley Road, common to the lands of the now or former Joseph Reich, Jr. to the northeast and the lands of the now or former Westtown Mews Condominium Association to the southwest (as shown on said Plan); thence from the point of beginning, along the line common to said Reich and said Westtown Mews Condominium Association, the following two (2) courses and distances: (1) south 25 degrees 01 minutes 00 seconds east 122.48 feet to a point, said point being measured 0.25 feet southwest of an iron pin found in concrete; (2) north 64 degrees 59 minutes 00 seconds east 109.98 feet to a capped iron pin found, said pin being the northwesterly corner of lands of the now or former L.A.B. Westtown, L.P.; thence leaving the lands of said Reich, along the line common to said L.A.B. Westtown, L.P. and said Westtown Mews Condominium Association, south 25 degrees 01 minutes 00 seconds east 98.59 feet to a point; thence over the lands of said Westtown Mews Condominium Association, the following three (3) courses and distances: (1) north 89 degrees 56 minutes 00 seconds west 131.19 feet to a point; (2) north 52 degrees 57 minutes 20 seconds west 101.71 feet to a point; (3) north 28 degrees 23 minutes 16 seconds west 56.02 feet to a point on aforesaid southeasterly right-of-way

line of Manley Road; thence along the same, northeasterly along the arc of a curve to the left having a radius of 118.15 feet, an arc distance of 63.70 feet and a chord which bears north 46 degrees 45 minutes 30 seconds east 62.93 feet to the point and place of beginning.

BEING part of the same premises which became vested in Westtown Mews Condominium Association by virtue of the recorded of the Declaration of Condominium for Westtown Mews Condominium, dated June 1, 1979 and recorded July 30, 1979 in Chester County Miscellaneous Deed Book 449 Page 385.

PLAINTIFF: 1N Bank

VS

DEFENDANT: **JOSEPH REICH, JR.**

SALE ADDRESS: 1480 West Chester Pk, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JENNIFER D. GOULD, 267-907-9600**

SALE NO. 12-11-836

Writ of Execution No. 12-04045

DEBT \$158,787.16

BY virtue of a Writ of Execution No. 12-04045

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 141 Denbigh Terrace, West Chester, PA 19380-2154

UPI No. 41-5Q-17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$158,787.16

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **TIFFANY SMITH and PAUL JERMAN**

SALE ADDRESS: 141 Denbigh Terrace, West Chester, PA 19380

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

SALE NO. 12-11-837

Writ of Execution No. 12-05407

DEBT \$275,007.65

ALL THAT CERTAIN parcel of land situated in Parkesburg in the Township of Sadsbury, Chester County, Commonwealth of Pennsylvania, being known and designated as Lot 15, recorded 11/27/2000, metes and bounds property.

MORE fully described as:

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a plan for David J. Carr, Sr made by Berger & Hayes 11/27/00 revised 6/29/01 recorded in Chester County as Plan 15917 as follows:

BEGINNING at a point on the east side of Julie Drive cul-de-sac a corner of Lot 16 on said Plan; thence from said point of beginning along Julie Drive on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 66.42 feet to a point a corner of Lot 14; thence along Lot 14 north 24 degrees 45 minutes 43 seconds east 100.06 feet to a point in line of open space; thence along open space the 2 following courses and distances: (1) south 47 degrees 29 minutes 22 seconds east 90.92 feet to a point in bed of a storm drainage easement; (2) south 14 degrees 44 minutes 26 seconds east leaving the bed of said storm drainage easement 89.51 feet to a point in bed of a utility easement a corner of Lot 16; thence along Lot 16 north 88 degrees 29 minutes 51 seconds west leaving the bed of said utility easement 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 15 on said Plan.

CONTAINING 11,682 square feet more or less.

TAX Parcel #: 37-3-23.15

BEING known as: 117 Julie Drive, Parkesburg, PA 19365

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **ANGELA J. & JAMES F. (III) MENTO**

SALE ADDRESS: 117 Julie Drive, Parkesburg, PA 19365

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

SALE NO. 12-11-838

Writ of Execution No. 12-03968

DEBT \$352,673.83

BY virtue of a Writ of Execution No. 12-03968

OWNER(S) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 120 Windgate Drive, Chester Springs, PA 19425-3673

UPI No. 25-7-480

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$352,673.83

PLAINTIFF: JPMorgan Chase Bank

VS

DEFENDANT: **PATRICIA M. SHEEHAN**

SALE ADDRESS: 120 Windgate Drive, Chester Springs, PA 19425

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

SALE NO. 12-11-840

Writ of Execution No. 12-03498

DEBT \$236,303.72

BY virtue of a Writ of Execution No. 12-03498

OWNER(S) of property situate in the Township of North Coventry, Chester County, Pennsylvania, being 777 Fisher Avenue, Pottstown, PA 19465-6945

UPI No. 17-3B-10

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$236,303.72

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **CLYDE E. MYERS**

SALE ADDRESS: 777 Fisher Ave, Pottstown, PA 19465

PLAINTIFF

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

SALE NO. 12-11-841

Writ of Execution No. 09-08324

DEBT \$382,989.42

BY virtue of a Writ of Execution No. 09-08324

OWNER(S) of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 902 Baylowell Drive, West Chester, PA 19380-4302

UPI No. 52-4D-41

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$382,989.42

PLAINTIFF: US Bank National Association

VS

DEFENDANT: **TIMOTHY P. KELLY**

SALE ADDRESS: 902 Baylowell Drive, West Chester, PA 19380

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

SALE NO. 12-11-842**Writ of Execution No. 12-05772****DEBT \$345,151.78**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Thornbury, County of Chester and the Commonwealth of Pennsylvania, being more particularly described as Lot No. 163 as shown and illustrated on a plan entitled, "Amended Subdivision Plan, Bridlewood Farm, Phase One, Thornbury Township, Chester County, Pennsylvania, dated December, 1995, last revised January 22, 1998", and filed in the Chester County Recorder of Deeds Office on April 30, 1998 as Plan No. 14373.

BEING UPI #66-1-152.15

TITLE to said premises is vested in Sun O. Kim and Kyong H. Kim by Deed from Mark Fenoglio, dated August 29, 2005 and recorded September 8, 2005 in Deed Book 6611, Page 1093.

PREMISES being known as: 130 Lydia Lane, West Chester, Pennsylvania 19382.

TAX I.D. #: 66-01-0152.1500

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **SUN & KYONG KIM**

SALE ADDRESS: 130 Lydia Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **EDWARD DAMIEN CONWAY, 215-790-1010**

SALE NO. 12-11-844**Writ of Execution No. 12-05342****DEBT \$151,033.96**

ALL THAT CERTAIN parcel of land situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property for County Realty Associates made by G.D. Houtman & Sons, Civil Engineers and Land Surveyors, Media, Pennsylvania dated 11/7/1972 and last revised 4/17/1973 as follows, to wit:

BEGINNING at a point in the title line in the bed of Strasburg Road, which point is measured north 76 degrees, 44 minutes west, 53.29 feet from a point marking the intersection of the title line in the bed of Strasburg Road with the title line in the bed of Wilmington Road (as shown on said Plan); thence extending from said beginning point south 27 degrees, 31 minutes, 50 seconds west, 330.64 feet to a point; thence extending north 72 degrees, 42 minutes, 20 seconds west, 150.00 feet

to a point; thence extending north 18 degrees, 59 minutes, 50 seconds east, 311.47 feet to a point in the title line in the bed of Strasburg Road; thence extending along the same south 76 degrees, 44 minutes east, 200.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan

BEING UPI #47-4-99.13

TITLE to said premises is vested in James K. Heimberger and Colleen L. Heimberger, husband and wife, by Deed from Teresa F. Savino, dated May 18, 2001 and recorded May 23, 2001 in Deed Book 4964, Page 2172.

PREMISES being known as: 2870 Strasburg Road, Coatesville, Pennsylvania 19320.

TAX I.D. #: 47-4-99.13

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **JAMES K. HEIMBERGER**

SALE ADDRESS: 2870 Strasburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTINE L. GRAHAM, 215-790-1010**

SALE NO. 12-11-845**Writ of Execution No. 12-03782****DEBT \$88,343.08**

BY virtue of a Writ of Execution No. 12-03782

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 194 Loomis Avenue, Coatesville, PA 19320-2328

UPI No. 1: 39-4J-53

UPI No. 2: 39-4J-55

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$88,343.08

PLAINTIFF: Deutsche Bank Trust Company Americas

VS

DEFENDANT: **JUAN & PAMELA SANTAMARIA**

SALE ADDRESS: 104 Loomis Ave, Coatesville, PA 19320

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

SALE NO. 12-11-846**Writ of Execution No. 10-14017****DEBT \$1,113.73**

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, situate in the Township of Valley, County of Chester and State of Pennsylvania.

TAX Parcel No. 38-2-233.1

PROPERTY address: 615 W. Lincoln Highway, Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township OF

VS

DEFENDANT: **DONNA A. MORRIS**

SALE ADDRESS: 615 Old Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466****SALE NO. 12-11-847****Writ of Execution No. 06-08019****DEBT \$342,861.69**

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

BEING known as 317 Fairweather Drive, Exton, PA 19341

PARCEL Number: 33-4K-51

IMPROVEMENTS: residential property

PLAINTIFF: US Bank National Association (Trustee)

VS

DEFENDANT: **JOAN M. & JOHN R. DICANDILO**

SALE ADDRESS: 317 Fair Weather Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **LAUREN R. TABAS, 215-563-7000****SALE NO. 12-11-848****Writ of Execution No. 10-10629****DEBT \$231,888.23**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Coventry, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Coventry Mews, prepared by Conver and Smith Engineering Inc, dated 4/21/99 and recorded as Plan No. 15400, revised 3/16/2000, as follows. To wit:

BEGINNING at a point on the south-westerly side of Meadow Lane, a corner of Lot #11 as shown on said plan; thence beginning from said

beginning point along the said side of Meadow Lane the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 375.00 feet the arc distance of 74.42 feet to a point of tangent; (2) south 42 degrees 42 minutes 25 seconds east 75.00 feet to a corner of Lot #9; thence along Lot #9 south 44 degrees 59 minutes 32 seconds west 415.32 feet to a point in line of lands of George Strutynski; thence along said lands of George Strutynski north 45 degrees 00 minutes 28 seconds west 150.00 feet to a corner of Lot #11; thence along Lot #11 north 44 degrees 59 minutes 32 seconds east 413.98 feet to the first mentioned point and place of beginning.

BEING Lot #10 as shown on said plan.

BEING UPI No. 18-4-135.10

TITLE TO SAID PREMISES is vested in Eileen K. Slemmer by deed from Jones Brothers Contractors, Inc., dated December 5, 2001 and December 12, 2001 in Deed Book 5140, Page 1186.

Premises being known as: 35 Meadow Lane, Pottstown, Pennsylvania 19465.

TAX I.D. 18-4-135.10

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **EILEEN K. SLEMMER**

SALE ADDRESS: 35 Meadow Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **MARC S. WEISBERG, 215-790-1010****SALE NO. 12-11-849****Writ of Execution No. 10-05990****DEBT \$257,067.12**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Franklin, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN lot, piece of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Franklin, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plot plan of Heather Hills Section I, made by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated September 19, 1974 and recorded August 11, 1976 in Plan File No. 700, as follows, to wit: beginning at a point marking the intersection of the southwesterly side of Heather Hills Drive with the title line in the bed of Chesterville Landenberg Road (L.R.

15017) (as shown on said Plan);thence extending from said point of intersection along the south-westerly and westerly side of Heather Mills Drive the 6 following courses and distances: (1) south 33 degrees 23 minutes east, 151.04 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 220 feet, the arc distance of 118.86 feet to a point of tangent; (3) south 2 degrees, 25 minutes, 40 seconds east, 74.46 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 350 feet, the arc distance of 94.97 feet to a point of tangent; (5) south 17 degrees, 58 minutes, 30 seconds east, 230.30 feet to a point of curve and (6) on the arc of a circle curving to the right having a radius of 375.18 feet the arc distance of 103.29 feet to a point; thence extending north 86 degrees, 48 minutes, 13 seconds west, crossing over a 20 feet wide existing right of way, 457.52 feet to a concrete monument in line of land now or late Werner Velrath; thence extending along Velrath's land the 2 following courses and distances: (1) north 66 degrees, 45 minutes, east, 368.38 feet to an iron pin; and (2) north 13 degrees, 55 minutes, 7 seconds west, 566.94 feet to a point on the northerly side of ChestervilleLandenberg Road; thence extending along the same north 80 degrees, 4 minutes east, 26.88 feet to the first mentioned point and place of beginning.

CONTAINING 1.942 acres of land be the same more or less.

BEING the same property conveyed to Paula Ferranto, by Deed dated December 5, 2000, from Kent S. Reid and Christina L. Reid, of Record in Book: 6042 Page: 1417, Office of the Chester Court Clerk.

BEING known as: 308 Heather Hill Drive, Landenberg, PA 19350

PROPERTY ID No.: 72-2-71.7

TITLE to said premises is vested in Paula Ferranto and John D. Smith, w/h/ by Deed from Paula Ferranto, a married person dated 09/12/2006 recorded 10/17/2006 in Deed Book 6982 Page 659 or at instrument number.

PLAINTIFF: HSBC Bank USA

VS

DEFENDANT: **PAULA FERRANTO and JOHN D. SMITH**

SALE ADDRESS: 308 Heather Hills Dr, Landenberg, PA 19350

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

SALE NO. 12-11-850

Writ of Execution No. 08-02768

DEBT \$203,398.31

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

UNIT Number: 5 in Brook Crossing, a planned community as established by the filing of declaration of covenants, restrictions, easements and establishment of homeowners association for Brook Crossing, a planned community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

UPI Number: 47-4-508

SUBJECT to all easements, rights of way, covenants, agreements and restrictions of record.

BEING known as: 102 Crossing Boulevard, Coatesville, PA 19004

PROPERTY ID No.: 47-04-0508

TITLE to said premises is vested in Anees A. Rizvi by Deed from Brook Crossing Development Corp., a Pennsylvania Corporation dated 06/08/2004 recorded 08/27/2004 in Deed Book 6265 Page 468.

PLAINTIFF: Wells Fargo Bank National Association (Trustee) AKA Morgan Stanley Capital Inc.

VS

DEFENDANT: **ANEES RIZVI**

SALE ADDRESS: 102 Crossing Boulevard, Coatesville, PA 19004

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

SALE NO. 12-11-851

Writ of Execution No. 10-05646

DEBT \$153,684.95

ALL THAT CERTAIN lot of land, together with buildings and improvements thereon erected situate in the Township of East Nottingham, Chester County, Pennsylvania (Wickersham School) bounded and described in accordance with recent survey dated December 5, 1953, made by Arthur Crowell, Registered Surveyor, as follows:

BEGINNING at an iron pin in the middle of the road from Fifth Street, Oxford, to New London, in the line of England's land at a point

north 44.8 feet from northwest corner of England's barn bridge retaining wall and south 33 degrees 57 minutes west from southwest corner of the Wickersham School building; thence leaving road by line of Millard Mackey north 7 degrees east 175 feet to a point north 8 degrees 51 minutes west, 95 feet from the northwest corner of the school building; thence by line of Mackey south 83 degrees 56 minutes east, 188.3 feet to a corner; thence south 7 degrees west, 172.2 feet to a point in New London Road in line of England's land; thence along road by line of England north 84 degrees 28 minutes west, 188.2 feet to the place of beginning.

CONTAINING 32,653 square feet be the same more or less, and commonly known as Wickersham School.

BEING known as: 262 Wickersham Road (East Nottingham Township), Oxford, PA 19363

PROPERTY ID No.: 69-06-0061

UPI: 69-6-61

TITLE to said premises is vested in Adam Wade Weaver, Sr and Kelly Ann Weaver, husband and wife, as tenants by the entireties by Deed from Veryl Hershour, Jr. dated 6/28/99 recorded 7/2/99 in Deed Book 4592 Page 1594.

PLAINTIFF: PNC Mortgage

VS

DEFENDANT: **ADAM (SR.) & KELLY ANN WEAVER**

SALE ADDRESS: 262 Wickersham Rd, Oxford, PA 19363

PLAINTIFF ATTORNEY: **LOUIS A. SIMONI, 856-669-5400**

SALE NO. 12-11-852

Writ of Execution No. 10-03941

DEBT \$373,414.64

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

BEING known as 900 Lincoln Avenue, West Chester, PA 19380

PARCEL Number: 52-5B-7

IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA National Association

VS

DEFENDANT: **STEVEN & GIANNA AIKMAN**

SALE ADDRESS: 900 Lincoln Ave, West Chester, PA 19380

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

SALE NO. 12-11-853

Writ of Execution No. 10-03886

DEBT \$1,778.08

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

TAX Parcel No. 39-3R-219

PROPERTY address: 318-320 Eliot Circle, Caln Township, Pennsylvania 19320

PLAINTIFF: Caln Township OF

VS

DEFENDANT: **MARK A. & BEATRICE A. REALE**

SALE ADDRESS: 318-320 Eliot Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

SALE NO. 12-11-854

Writ of Execution No. 10-14018

DEBT \$1,054.87

TRACT #1

ALL THAT CERTAIN lot of tract of land situate in Valley Township, Chester County, Pennsylvania.

TRACT #2

ALL THAT CERTAIN tract of land, situate in Valley Township aforesaid, bounded and described as follows, viz:-

TRACT #3

ALL THAT CERTAIN tract of land situated in the Township of Valley, County of Chester, Commonwealth of Pennsylvania.

PLAINTIFF: Valley Township OF

VS

DEFENDANT: **JANET S. MACKEY**
SALE ADDRESS: 703 Wagontown Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MEGAN N. OROSZLAN, 866-211-9466**

SALE NO. 12-11-855

Writ of Execution No. 10-00078

DEBT \$2,540.82

ALL THAT CERTAIN tract or parcel of land, together with the buildings thereon.

SITUATE in Caln Township, Chester County, Pennsylvania.

TAX Parcel No. 39-3-172.1

PROPERTY address: 1951 Lincoln Highway, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

Municipal Authority

VS

DEFENDANT: NEWBOURNE LLC

SALE ADDRESS: 1951 E Lincoln

Hwy, Coatesville, PA 19320

PLAINTIFF ATTORNEY: JAMES R.

WOOD, 866-211-9466

SALE NO. 12-11-856

Writ of Execution No. 11-01616

DEBT \$1,768.18

ALL THAT CERTAIN two parcels of land herein after described as one lot with the buildings and improvements thereon erected, situate on the south side of Mary Street in Valley Township, Chester County, Pennsylvania.

TAX Parcel No. 38-2M-64.1

PROPERTY address: 80 Mary Street, Coatesville, Pennsylvania 19320

PLAINTIFF: Of Valley Township

VS

DEFENDANT: BRUCE THOMAS

SALE ADDRESS: 80 Mary Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: JAMES R.

WOOD, 866-211-9466

SALE NO. 12-11-857

Writ of Execution No. 09-10311

DEBT \$1,972.54

ALL THAT CERTAIN lot or piece of ground with the stone messuage and improvements thereon erected, situated in the Valley Township, Chester County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the south side of a public road leading from Coatesville to Brandywine Manor, 75 feet and extending back southwardly, 150 feet to land now or late of the Estate of Dr. Jesse Coates, being bounded on the east by lands now or late of Nicholas Kelley, on the west by lands now or late of D. Corcoran, on the south by said land now or late of the Estate of Dr. Jesse Coates and on the north by said public road.

CONTAINING 11,250 square feet of land, be the same more or less.

CHESTER County Tax Parcel Number: 38-3J-18

PLAINTIFF: Of Valley Township

VS

DEFENDANT: KELLY L. & TAMMY L. BUTLER

SALE ADDRESS: 1005 Manor Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: JAMES R.

WOOD, 866-211-9466

SALE NO. 12-11-858

Writ of Execution No. 12-04159

DEBT \$369,916.39

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester, State of Pennsylvania and described according to a Plan known as Wynmont Corp., said Plan made by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, dated February 1964 and last revised April 18, 1965, said Plan being recorded in the Office of the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania, before last revision in Plan Book 20, Page 5 on 2/4/1965, as follows to wit:

BEGINNING at a point on the north-easterly side of a cul-de-sac, said cul-de-sac being at the end of Wyncotte Circle (50 feet wide), said point being measured by the four (4) following courses and distances from a point of curve on the southeasterly side of Cloverly Road, (50 feet wide); (1) leaving Cloverly Road on the arc of a circle curving to the left, having a radius of 25 feet, the arc distance of 39.27 feet to a point of tangent on the northeasterly side of Wyncotte Circle, (2) south 12 degrees 45 minutes 40 seconds east, along the said side of Wyncotte Circle, 275 feet to a point of curve on the northeasterly side of the aforesaid cul-de-sac, (3) southeastwardly along the said side of the cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance 36.14 feet to a point of reverse curve in the same, and (4) southeastwardly still along the said side of the cul-de-sac on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 36.14 feet to the point of beginning, said point of beginning also being in the bed of a 10 feet wide easement for walk; thence extending from said point of beginning along Lot No. 26, north 68 degrees 30 minutes 34 seconds east, through the bed of the easement, 172.57 feet to a point in line of Lot No. 22; thence extending along Lot No. 22, south 17 degrees 00 minutes east, 116 feet to a point, a corner of Lot No. 21; thence extending along Lot No. 21, south 16 degrees 25 minutes 47 seconds west, 85 feet to a point on the center line of a 20 feet wide sanitary sewer easement, a corner of Lot No. 28; thence extending along Lot No. 28, the two (2) following courses and distances: (1) north 89 degrees 41 minutes 17 seconds along the center line of the aforesaid easement, 167.01 feet to a point, and (2) north 12 degrees 45 minutes 40 seconds west, 82.62 feet to

a point on the southeasterly side of the cul-de-sac; thence extending northeastwardly and northwestwardly partly along the southeasterly and partly along the northeasterly sides of the cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 52.36 feet (the chord of said arc bearing north 17 degrees 14 minutes 20 seconds east, 50 feet) to the first mentioned point and place of beginning.

BEING Lot No. #27 as shown in the above mentioned Plan.

CONTAINING in area 30,000 square feet, more or less.

PARCEL Number: 43-10B-0025.120;
UPI Number: 43-10B-25.12

BEING the same premises which Simon Marlow and Sarah Marlow, husband and wife, by Deed dated June 10, 2000, and recorded on August 16, 2000, in Chester County Record Book 4802, at Page 1530 granted and conveyed to Thomas O. Schopf and Lisa C. Schopf, husband and wife.

PLAINTIFF: Deutsche Bank National Trust Company (as Trustee) DBA Accredited Mortgage Loan Trust 2004-3

VS

DEFENDANT: **THOMAS P. & LISA C. SCHOPF**

SALE ADDRESS: 517 Wyncote Circle, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **BARBARA ANN FEIN, 215-653-7450**

SALE NO. 12-11-859

Writ of Execution No. 11-00248

DEBT \$241,527.28

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester and State of PA, bounded and described according to a survey for Horace W. Rodgers by Yerkes Associates, Inc., Exton, PA, dated 10/31/1972 as follows, to wit

BEGINNING at a point in the southwest side of Romig Road at a corner of land of Calvin Romig; thence leaving Romig Road along land of C. Calvin Romig. South 88 degrees 41 minutes 2 seconds west 359 feet to a corner of Lot No. 2; thence along the same north 1 degree, 18 minutes 58 seconds west 140 feet to a point; thence north 82 degrees 14 minutes 54 seconds east, 205.94 feet to a point in the southwest side of Romig Road; thence along the same south 44 degrees 44 minutes 30 seconds east, 224.55 feet to the point and place of beginning.

BEING Lot No. 1 on said survey

BLR No.: 50-2-56.4

BEING known as: 1307 Romig Road, Downingtown, PA 19335.

BEING the same premises which Christine B. Briggs, by Deed dated June 22, 2000 and recorded July 24, 2000 in and for Chester County, Pennsylvania, in Deed Book Volume 4789, Page 1145, granted and conveyed unto Karol W. Canfield.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **UNKNOWN HEIRS & ADM OF THE EST. OF KAROL W. CANFIELD**

SALE ADDRESS: 1307 Romig Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ASH-LEIGH L. MARIN, 908-233-8500**

SALE NO. 12-11-860

Writ of Execution No. 11-00134

DEBT \$1,421.41

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-3M-82

PROPERTY address: 1818 Olive Street, Caln Township, Pennsylvania

PLAINTIFF: Of Caln Township

VS

DEFENDANT: **SHANE L. McNEAR**

SALE ADDRESS: 1818 Olive Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JAMES R. WOOD, 866-211-9466**

SALE NO. 12-11-861

Writ of Execution No. 09-10316

DEBT \$943.26

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Caln, County of Chester, and State of Pennsylvania, bounded and described according to a site plan of Beaver Run Subdivision, made for Wedgwood Associates by Yerkes Associates, Inc., West Chester, Pennsylvania, dated 1/17/1979 and last revised 5/03/1979.

TAX Parcel No. 39-2-86.6

PROPERTY address: 1 Beaver Run Road, Caln Township, Pennsylvania 19335

PLAINTIFF: Of Caln Township

VS

DEFENDANT: **JAMES & CHRIS-**

TINE BOHENKO

SALE ADDRESS: 1 Beaver Run Rd,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JEFFREY
P. KELLY, 866-211-9466**

SALE NO. 12-11-864**Writ of Execution No. 11-10096****DEBT \$143,332.76**

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

BEING known as 210 Church Street,
Coatesville, PA 19320

PARCEL Number: 38-2Q-126

IMPROVEMENTS: residential property

PLAINTIFF: HSBC Bank USA, NA
(Indent Trustee) FKA Registered Noteholders of
Renaissance Home...

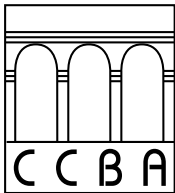
VS

DEFENDANT: **ANNA & ZANETA**

RIAS

SALE ADDRESS: 210 Church St,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ELANA B.
FLEHINGER, 856-669-5400**



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