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Commonwealth v. Nixon

Criminal action – Suppression motion – Search warrant – Illegal search and seizure – Probable cause – Hearsay – Confidential informant – Totality of the circumstances – Staleness

1. When a motion to suppress has been filed, the burden is on the Commonwealth to establish by a preponderance of the evidence that the challenged evidence is admissible.
2. The Fourth Amendment to the United States Constitution and Article I, § 8 of the Pennsylvania Constitution require that searches be conducted pursuant to a warrant issued by a neutral and detached magistrate.
3. Both the Fourth Amendment to the United States Constitution and Article I, § 8 of the Pennsylvania Constitution require that search warrants be supported by probable cause.
4. The totality of the circumstances test determines whether a request for a search warrant under the Fourth Amendment is supported by probable cause.
5. The Pennsylvania Supreme Court adopted the totality of the circumstances test for purposes of making and reviewing probable cause determinations under Article I, § 8 of the Pennsylvania Constitution.
6. Pursuant to the totality of the circumstances test, the task of an issuing authority is simply to make a practical, common-sense decision whether, given all of the circumstances set forth in the affidavit before him, including the veracity and basis of knowledge of persons supplying hearsay information, there is a fair probability that contraband or evidence of a crime will be found in a particular place.
7. It is the duty of a court reviewing an issuing authority's probable cause determination to ensure that the magistrate had a substantial basis for concluding that probable cause existed. In so doing, the reviewing court must accord deference to the issuing authority's probable cause determination, and must view the information offered to establish probable cause in a common-sense, non-technical manner.
8. A reviewing court is not to conduct a *de novo* review of the issuing authority's probable cause determination, but is simply to determine whether or not there is substantial evidence in the record supporting the decision to issue the warrant.
9. In determining whether a search warrant is supported by probable cause, the magistrate may not consider any evidence outside of the four corners of the affidavit; the existence of probable cause must be evident solely from the affidavit itself.
10. An affidavit for a search warrant is to be tested by the appellate court with common sense and a realistic manner, and not subjected to overly technical interpretations.

11. A magistrate's determination of probable cause is to be accorded great deference on review.
12. A reviewing court may not conduct a *de novo* review of the issuing authority's probable cause for issuance of a search warrant determination; the role of both the reviewing court and the appellate court is confined to determining whether there is substantial evidence in the record supporting the decision to issue the warrant.
13. Probable cause to issue a search warrant exists where the facts and circumstances within the affiant's knowledge and of which he has reasonably trustworthy information are sufficient in themselves to warrant a person of reasonable caution in the belief that a search should be conducted.
14. It is only the probability of criminal activity, and not a *prima facie* showing of criminal activity, that is the standard of probable cause for a search.
15. Thus, affidavits of probable cause are tested by much less rigorous standards than those governing admissibility of evidence at trial.
16. The standard to be applied by the magistrate in determining whether probable cause exists to issue a search warrant is not that of certainty that the objects sought will be found as a result of the search.
17. Hearsay may provide sufficient probable cause for the issuance of a search warrant.
18. An affidavit for a search warrant which sets out personal observations relating to the existence of cause to search is not to be deemed insufficient by virtue of the fact that it sets out not the affiant's observations but those of another, so long as a substantial basis for crediting the hearsay is presented.
19. Double hearsay may be sufficient to provide probable cause for the issuance of a search warrant.
20. Hearsay information is sufficient to form the basis of a search warrant as long as the issuing authority has been provided with sufficient information to make a neutral and detached decision about whether there is a fair probability that contraband or evidence of a crime will be found in a particular place.
21. The uncorroborated hearsay of even an unidentified informant may be accepted as a credible basis for issuing a search warrant if the affidavit of probable cause avers circumstances that support the conclusion that the information was credible; in assessing an informant's reliability, a presumption exists that the information is trustworthy when it has been provided by an identified witness.
22. A tip from an unnamed informant can properly form the basis for probable cause, provided there is adequate evidence of the informant's credibility.
23. The credibility of an informant and the reliability of his or her information may also be determined by independent corroboration of the tip.
24. The informant's "veracity" or "reliability" and his "basis of knowledge" are better understood as relevant considerations in the totality of the circumstances analysis; a deficiency in one may be compensated for in determining the over-

all reliability of a tip, by a strong showing as to the other, or by some other indicia of reliability.

25. If an informer is known to the police, or identifies him or herself to the police, then there is an indicia of reliability attached to the tip, because the informant has placed himself or herself at risk for prosecution for giving false information to the police if the tip is untrue.
26. The fact that the affidavit does not provide a prior history of reliability of the informant is not fatal to a determination that the informant's tip contained adequate indicia of probable cause to support the issuance of a search warrant, where the informant's tip is corroborated.
27. A determination regarding the staleness of information for a search warrant must be made on a case-by-case basis, and it is axiomatic that stale information cannot supply the probable cause necessary to support the issuance of a warrant.
28. The chief factors to consider when determining whether the information supporting the issuance of a warrant has grown stale are the quality and nature of the seized evidence, the ease with which the evidence may be disposed of, and the lapse of time between the information and the warrant.
29. There are four factors to consider in determining whether a substantial basis exists for crediting an informant's report: (a) whether the informant has given prior reliable information; (b) whether the informant's story is corroborated by another source; (c) whether the informant's statements are a declaration against penal interest; and (d) whether the defendant's reputation supports the informant's tip.
30. All four factors do not need to be present in order to find an informant's report reliable.
31. The Court charged defendant with numerous criminal counts stemming from a violent home invasion robbery. Defendant filed an Omnibus Pretrial Motion seeking to suppress all evidence obtained as a result of an illegal search and seizure of Defendant's DNA via a buccal oral swab pursuant to a search warrant on the grounds that the search warrant lacked sufficient probable cause. The Court Held, that the motion was denied and dismissed.

C.C.P. Chester County, Criminal Action – No. CR-0000509-2011; Commonwealth of Pennsylvania v. Brandon Nixon

John H. Pavloff for the Commonwealth
Steve E. Jarmon, Jr. for the Defendant
Sarcione, J., September 6, 2011:-

[59 Ches. Co. Rep. **Commonwealth v. Nixon**]

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS**vs.****: CHESTER COUNTY, PENNSYLVANIA****BRANDON NIXON****: NO. CR-0000509-2011****: CRIMINAL ACTION—LAW***John H. Pavloff, Esquire, for the Commonwealth**Steve E. Jarmon, Jr., Esquire, for the Defendant***OPINION**

On March 10, 2011, the Commonwealth filed an Information charging Defendant, Brandon Nixon, with Criminal Conspiracy to Commit Burglary (18 Pa. C.S.A. §§ 903, 3502)(Count I), Burglary (18 Pa. C.S.A. § 3502)(Count II), Possession of an Instrument of Crime (18 Pa. C.S.A. § 907(a))(Count III), Criminal Attempt to Commit Murder of the First Degree (18 Pa. C.S.A. §§ 901, 1102(c), and 2502(a))(Count IV), Aggravated Assault—Causing Serious Bodily Injury (18 Pa. C.S.A. § 2702(a)(1))(Count V), Aggravated Assault—Attempting to Cause Serious Bodily Injury (18 Pa. C.S.A. § 2702(a)(1))(Count VI), Simple Assault—Causing Bodily Injury (18 Pa. C.S.A. § 2701(a)(1))(Count VII), Recklessly Endangering Another Person (18 Pa. C.S.A. § 2705)(Count VIII), Recklessly Endangering Another Person (18 Pa. C.S.A. § 2705)(Count IX), Robbery—Inflicting Serious Bodily Injury Upon Another in the Course of Committing a Theft (18 Pa. C.S.A. § 3701(a)(1)(i))(Count X), Robbery—Threatening Another With, or Intentionally Putting Another in Fear of, Immediate Serious Bodily Injury in the Course of Committing a Theft (18 Pa. C.S.A. § 3702(a)(1)(ii))(Count XI), and Theft of Movable Property By Unlawful Taking or Disposition (18 Pa. C.S.A. § 3921(a))(Count XII) stemming from a violent home invasion robbery that allegedly took place on September 6, 2008 at the residence where victims James Valerio, Amanda Reagen, and Jennifer Grover resided, along with two children, an infant and a one year-old. The victims described the perpetrators as two men wearing ski masks.

As part of their investigation of this incident on September 6, 2008, police seized from the violated residence a black ski mask, a gray glove and a blue disposable glove, all of which were allegedly abandoned by the alleged perpetrators in the course of committing the foregoing crimes. Upon testing by Pennsylvania State Police Bureau of Forensic Sciences, police obtained two DNA profiles from the items seized on September 6, 2008. One of them matched DNA subsequently retrieved from one John Douglas Bitting, IV.

On November 17, 2011, on a tip supplied by a known confidential informant, police obtained a search warrant to collect a DNA specimen from Defendant

Brandon Nixon. The police were to execute the search warrant by 1:15 p.m. on November 19, 2010.

On June 16, 2011 Defendant, through counsel, filed an Omnibus Pretrial Motion seeking to suppress “all evidence obtained as a result of the illegal search and seizure of [Defendant’s] DNA via a buccal oral swab pursuant to the search warrant” on the grounds that the search warrant lacked sufficient probable cause. (*See* Deft.’s Omnibus Pretrial Motion, filed 6/16/11).

We held an evidentiary hearing on Defendant’s Motion on July 20, 2011. The only evidence presented was Exhibit C-1, a copy of the search warrant executed in this matter and Exhibit D-1, a defense Memorandum. The parties then proceeded to argue orally their respective positions as to the presence or absence of probable cause in the warrant. Defense counsel waived his client’s presence on the record in open court at the hearing. Defendant was not in prison at the time of the hearing.

Having reviewed the search warrant and the relevant decisional and statutory law, we are now prepared to issue the following

I. FINDINGS OF FACT

1. On November 17, 2010 Magisterial District Justice Thomas A. Palldino of Montgomery County District Court 38-1-11 issued a Search Warrant based on the following facts represented in an Affidavit of Probable Cause.

The Affiant has been employed by the borough of Pottstown, which is located in Montgomery County Pennsylvania, for just over ten years. The Affiant is currently assigned to the Detective Division. On November 17th, 2010, the Affiant was contacted by Chester County Detective Michael P. McGinnis who has been a sworn Law Enforcement Officer for the past twenty-three years. Detective Michael P. McGinnis is currently assigned to the Chester County Detectives Major Case Squad. Detective Michael P. McGinnis contacted the borough of Pottstown Police Department regarding the following information:

On 9/6/2008 the East Coventry Township Police Department responded to a 911 call reporting a robbery/home invasion at 214 Bard Road East Coventry Township. The Chester

County Detectives were requested to assist the east Coventry Township Police Department in this investigation.

On 9/10/2008 at 11:50 AM victim James VALERIO was interviewed in reference to this incident. Present during the interview was Chester County Detective David SASSA. VALERIO related the following information:

VALERIO stated that he lives in the basement of 214 Bard Road with his girlfriend Amanda REAGEN and their mutual infant daughter. VALERIO stated that on Saturday morning 9/6/2008 he was asleep in his basement when he was awoken to the sound of pounding and footsteps on the floor above him. VALERIO stated that he retrieved his unloaded .40 caliber handgun from his nightstand and proceeded up the stairs to the first floor; he further stated that as he reached the top of the stairs his attention was drawn to the kitchen on his right where his sister Jennifer GROVER was struggling with a male dressed in black wearing a black hood. VALERIO stated that he moved towards the kitchen and was struck in the head from behind by a second actor; VALERIO stated that he was struck repeatedly in the head with an assault-type weapon by the second suspect. VALERIO stated that he began physically fighting with the first suspect in the kitchen area and during the fight the suspect did take his handgun. VALERIO stated that as he lay on the dining room floor both actors kicked and punched him repeatedly and continued to strike him in the head with the assault weapon. VALERIO stated that as he was being assaulted one of the suspects continually yelled "hit him" to the other suspect. VALERIO stated he pulled the black hood/mask from the head of one of the actors during the assault and that after the males fled the residence he observed that the males had discarded a surgical-type glove along with the

black hood/mask.

VALERIO was initially treated at Phoenixville Hospital before being stabilized and transported to Jefferson Hospital Trauma Center. Trauma personnel at Jefferson Hospital reported that VALERIO'S injuries were potentially life threatening. Among the injuries sustained by VALERIO were a fractured eye socket, a fractured jaw, and a fractured skull.

On 9/6/2008 victim Jennifer GROVER was interviewed while being treated for injuries at Phoenixville Hospital. GROVER stated that on 9/6/2008 at approximately 4:00 AM she was asleep in her bedroom located on the ground floor of 214 Bard Road when she awoke to the sound of her dog barking. GROVER stated that she entered the first floor hallway and observed two male subjects with flashlights; the heavier of the males grabbed GROVER from behind around the neck in a chokehold and the thinner of the males pointed a long gun in her face. GROVER stated that the males were both shouting "we're the police". GROVER stated she was pushed through the locked bedroom door, shoved to the floor, and had her hands tied behind her back with wire ties. GROVER stated that she resisted the males and was able to free her hands as her brother James VALERIO appeared from his basement bedroom. GROVER stated that the males both began beating VALERIO about the head with fists and a long gun at which time she jumped on the back of the heavier male who turned and threw GROVER onto (and through) the dining room table. GROVER stated that she got back up the heavier male struck her on the left side of her head with a long-gun and then threw GROVER upon the bed in her mother's room where the heavier male then held a pillow over her face. GROVER stated that the male left the room

after knocking the phone out of her hand as she attempted to call 911. GROVER stated that she got a fire extinguisher and attempted to spray it upon the intruders; she further stated that one of the males picked up her one year old son Anthony John GROVER and threw him at her at her [sic] however she was able to catch the child. GROVER stated that she fled back to her room with her child and used another phone to call 911. GROVER was treated at Phoenixville Hospital for multiple blunt-force trauma injuries along with concussion-type injuries. GROVER described the males as one being heavy set and larger and the second being skinnier and smaller. GROVER stated that both males wore black ski masks which concealed their identities.

Upon arrival at 214 Bard Road Affiant observed that the window air conditioner had been removed from the ground floor front room window and placed upon the ground; the window was opened and the draperies and furniture directly inside the window were disturbed suggesting that the two males entered the residence through the window after first removing the air conditioner. In the kitchen/dining room area Affiant observed broken pieces of what appeared to be an authentic assault-type rifle along with broken glass, broken furniture, and a large amount of human blood.

On or about September 6, 2008, the Chester County Detectives, in the course of its investigation of these crime [sic], seized, among other things, a black ski mask, a gray glove, and a blue disposable glove, all of which had been abandoned by the perpetrators of the crimes in the course of committing them. On September 23, 2008, the Chester County Detectives submitted to the Pennsylvania State Police, Bureau of Forensic Sciences, a cutting from the front

center of the mask, a cutting from the palm area of the gray glove, and a swab from the interior surfaces of pieces of the blue disposable glove;

The mask and gloves described above were submitted to the Pennsylvania State Police Crime Laboratory for analysis and assigned Laboratory # L08-06074. Two DNA profiles were developed from the evidence gathered at the scene. Both DNA profiles were subsequently entered into the CODIS databank.

On February 12, 2010, the Chester County Detectives obtained, by buccal swab, a sample of the DNA of John Douglas Bitting, IV, and, on February 19, 2010, submitted the buccal swab to the Pennsylvania State Police, Bureau of Forensic Sciences; and

In its DNA Analysis Report, dated April 26, 2020 [sic], the Pennsylvania State Police, Bureau of Forensic Sciences, concluded, among other things, that Mr. Bitting was the source of the DNA found on the cutting from the ski mask, but that Mr. Bitting can be excluded as a contributor of the DNA profile obtained from the swab of the pieces of the disposable blue glove.

On or about October 20, 2010 Affiant did meet with an individual who's identity is known but will be referred to as Confidential Informant (CI) # 1 for purposes of this affidavit. CI # 1 has known John BITTING for several years and is familiar with BITTING'S current incarceration. CI # 1 stated that several days after the home invasion/robbery occurred a conversation took place between CI # 1 and John BITTING during which BITTING admitted his involvement in the home invasion/robbery which had occurred at 214 Bard Road East Coventry Township on 9/6/2008. During the

conversation BITTING stated that Brandon NIXON was his accomplice during the home invasion robbery at 214 Bard Road East Coventry Township on 9/6/2008. CI # 1 stated that she/he is familiar with Brandon NIXON and knows Brandon NIXON is a black male large build who played football for Pottstown High School and currently resides on Charlotte Street in the Borough of Pottstown.

A check of PENNDOT records shows that Brandon NIXON is a Black Male 6'7" in height whose Pennsylvania Drivers License # 27046439 shows his home address as 514 North Charlotte Street Pottstown PA.

A search of University of Maryland Public Records confirms that Brandon NIXON attended the University of Maryland after graduating from Pottstown High School in 2004.

Based on the above information, which was provided to the Affiant by Chester County Detective Michael P. McGinnis, the Affiant requests that a Search Warrant be approved authorizing Affiant to obtain a BUCCAL oral swab from suspect Brandon NIXON and to submit the swab to the Pennsylvania State Police Laboratory for comparison to evidence obtained from the home invasion/robbery at 214 Bard Road East Coventry Township on 9/6/2008.

I, Detective Adrian Stead, being duly sworn according to law, depose and say that the facts set forth in the foregoing Affidavit are true and correct to the best of my knowledge, information, and belief.

/s/Adrian Stead []

*Sworn to me and subscribed before me this 17
day of Nov. 2010*

/s/Thomas A. Palladino, District Justice
My commission expires first Monday of
January
SEAL

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2. Judge Palladino ordered that the Search Warrant be executed no later than 1:15 p.m. on November 19, 2010.

3. On March 10, 2011, the Commonwealth filed an Information charging Defendant, Brandon Nixon, with Criminal Conspiracy to Commit Burglary (18 Pa. C.S.A. §§ 903, 3502)(Count I), Burglary (18 Pa. C.S.A. § 3502)(Count II), Possession of an Instrument of Crime (18 Pa. C.S.A. § 907(a))(Count III), Criminal Attempt to Commit Murder of the First Degree (18 Pa. C.S.A. §§ 901, 1102(c), and 2502(a))(Count IV), Aggravated Assault—Causing Serious Bodily Injury (18 Pa. C.S.A. § 2702(a)(1))(Count V), Aggravated Assault—Attempting to Cause Serious Bodily Injury (18 Pa. C.S.A. § 2702(a)(1))(Count VI), Simple Assault—Causing Bodily Injury (18 Pa. C.S.A. § 2701(a)(1))(Count VII), Recklessly Endangering Another Person (18 Pa. C.S.A. § 2705)(Count VIII), Recklessly Endangering Another Person (18 Pa. C.S.A. § 2705)(Count IX), Robbery—Inflicting Serious Bodily Injury Upon Another in the Course of Committing a Theft (18 Pa. C.S.A. § 3701(a)(1)(i))(Count X), Robbery—Threatening Another With, or Intentionally Putting Another in Fear of, Immediate Serious Bodily Injury in the Course of Committing a Theft (18 Pa. C.S.A. § 3702(a)(1)(ii)(Count XI), and Theft of Movable Property By Unlawful Taking or Disposition (18 Pa. C.S.A. § 3921(a))(Count XII) stemming from the alleged home invasion robbery that occurred on September 6, 2008 at 214 Bard Road in East Coventry Township.

4. On June 16, 2011 Defendant filed an Omnibus Pretrial Motion seeking to suppress all evidence obtained as a result of the buccal oral swab conducted upon him pursuant to the aforementioned Search Warrant.

5. Defendant claims that the Search Warrant was not supported by sufficient indicia of probable cause in that it was based on double hearsay provided by a single unpedigreed confidential informant.

6. Defendant also claims that the victims' descriptions of the perpetrators were insufficiently specific to provide adequate probable cause, in that neither of the victims provided the perpetrators' race, estimated heights and weights, or "any truly distinguishing features".

7. Defendant also claims that the corroboration of the confidential informant's tip was inadequate as it related only to non-suspicious, non-criminal aspects of Defendant's identity such as his high school, race, height and address.

8. Finally, Defendant claims that the informant's tip was stale.

II. CONCLUSIONS OF LAW

1. “[W]here a motion to suppress has been filed, the burden is on the Commonwealth to establish by a preponderance of the evidence that the challenged evidence is admissible.” *Commonwealth v. Powell*, 994 A.2d 1096, 1101 (Pa. Super. 2010), *appeal denied*, 13 A.3d 477 (Pa. 2010)(*quoting Commonwealth v. DeWitt*, 608 A.2d 1030, 1031 (Pa. 1992)).

2. The Fourth Amendment to the United States Constitution provides,

The right of the people to be secure in their persons, houses, papers and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized.

United States Const., Amend. IV.

3. Article I, Section 8 of the Pennsylvania Constitution provides,

The people shall be secure in their persons, houses, papers and possessions from unreasonable searches and seizures, and no warrant to search any place or to seize any person or things shall issue without describing them as nearly as may be, nor without probable cause, supported by oath or affirmation subscribed to by the affiant.

Pa. Const., Art. I, § 8.

4. “‘The Fourth Amendment to the United States Constitution and Article I, § 8 of the Pennsylvania Constitution require that searches be conducted pursuant to a warrant issued by a neutral and detached magistrate.’” *Commonwealth v. Copeland*, 955 A.2d 396, 399-400 (Pa. Super. 2008), *appeal denied*, 962 A.2d 1194 (Pa. 2008)(*quoting Commonwealth v. Stewart*, 740 A.2d 712, 715 (Pa. Super. 1999), *aff’d*, 798 A.2d 697 (Pa. 2002)(internal citation omitted)).

5. Both the Fourth Amendment to the United States

Constitution and Article I, Section 8 of the Pennsylvania Constitution require that search warrants be supported by probable cause. *Commonwealth v. Jones*, 988 A.2d 649 (Pa. 2010), *cert. denied*, *Jones v. Pennsylvania*, 131 S.Ct. 110 (U.S. Pa. 2010).

6. In *Illinois v. Gates*, 103 S.Ct. 2317 (U.S. Ill. 1983), the United States Supreme Court established the totality of the circumstances test for determining whether a request for a search warrant under the Fourth Amendment is supported by probable cause. *Commonwealth v. Jones*, 988 A.2d 649 (Pa. 2010), *cert. denied*, *Jones v. Pennsylvania*, 131 S.Ct. 110 (U.S. Pa. 2010).

7. In *Commonwealth v. Gray*, 503 A.2d 921 (Pa. 1985), the Pennsylvania Supreme Court adopted the totality of the circumstances test for purposes of making and reviewing probable cause determinations under Article I, Section 8 of the Pennsylvania Constitution. *Commonwealth v. Jones*, 988 A.2d 649 (Pa. 2010), *cert. denied*, *Jones v. Pennsylvania*, 131 S.Ct. 110 (U.S. Pa. 2010). *See also Commonwealth v. Huntington*, 924 A.2d 1252 (Pa. Super. 2007), *appeal denied*, 931 A.2d 656 (Pa. 2007) (“totality of the circumstances” is test for whether probable cause exists to support warrant); *Commonwealth v. Sharp*, 683 A.2d 1219 (Pa. Super. 1996) (in determining whether probable cause exists to issue a search warrant, court applies the totality of the circumstances test).

8. As the Pennsylvania Supreme Court recently stated,

Pursuant to the “totality of the circumstances” test set forth by the United States Supreme Court in *Gates*, the task of an issuing authority is simply to make a practical, common-sense decision whether, given all of the circumstances set forth in the affidavit before him, including the veracity and basis of knowledge of persons supplying hearsay information, there is a fair probability that contraband or evidence of a crime will be found in a particular place. . . . It is the duty of a court reviewing an issuing authority’s probable cause determination to ensure that the magistrate had a substantial basis for concluding that probable cause existed. In so doing the reviewing court must accord deference to the issuing authority’s probable cause determination, and must view the information offered to establish probable cause in a common-sense, non-technical manner. . . . [Further], a reviewing court [is] not to conduct a *de novo* review of the issuing authority’s probable cause determination, but [is] simply to determine whether or not there is substantial evidence in the record supporting the decision to issue the warrant.

Commonwealth v. Jones, 988 A.2d 649, 655 (Pa. 2010), *cert. denied*, *Jones v. Pennsylvania*, 131 S.Ct. 110 (U.S. Pa. 2010)(quoting *Commonwealth v. Torres*, 764 A.2d 532, 537-38, 540 (Pa. 2001)). *See also Commonwealth v. Murphy*, 916 A.2d 679 (Pa. Super. 2007), *appeal denied*, 929 A.2d 1161 (Pa. 2007)(in determining whether probable cause for the issuance of a search warrant is present under the totality of the circumstances the issuing authority must make a practical, common sense assessment whether, given all the circumstances set forth in the affidavit, there is a fair probability that contraband or evidence of a crime will be found in a particular place).

9. In determining whether a search warrant is supported by probable cause, the magistrate may not consider any evidence outside of the four corners of the affidavit; the existence of probable cause must be evident solely from the affidavit itself. *Commonwealth v. Huntington*, 924 A.2d 1252 (Pa. Super. 2007), *appeal denied*, 931 A.2d 656 (Pa. 2007); *Commonwealth v. Dukeman*, 917 A.2d 338 (Pa. Super. 2007), *appeal denied*, 934 A.2d 72 (Pa. 2007); *Commonwealth v. Sharp*, 683 A.2d 1219 (Pa. Super. 1996).

10. As stated above, the duty of the appellate court reviewing a search warrant is only to ensure that the magistrate had a substantial basis for concluding that probable cause to issue the warrant existed. *Commonwealth v. Jones*, 668 A.2d 114 (Pa. 1995); *Commonwealth v. Baker*, 615 A.2d 23 (Pa. 1992); *Commonwealth v. Huntington*, 924 A.2d 1252 (Pa. Super. 2007), *appeal denied*, 931 A.2d 656 (Pa. 2007); *Commonwealth v. Sharp*, 683 A.2d 1219 (Pa. Super. 1996).

11. An affidavit for a search warrant is to be tested by the appellate court with common sense and a realistic manner, and not subjected to overly technical interpretations. *Commonwealth v. Sharp*, 683 A.2d 1219 (Pa. Super. 1996).

12. A magistrate's determination of probable cause is to be accorded great deference on review. *Commonwealth v. Sharp*, 683 A.2d 1219 (Pa. Super. 1996).

13. A reviewing court may not conduct a *de novo* review of the issuing authority's probable cause for issuance of a search warrant determination; the role of both the reviewing court and the appellate court is confined to determining whether there is substantial evidence in the record supporting the decision to issue the warrant. *Commonwealth v. Huntington*, 924 A.2d 1252 (Pa. Super. 2007), *appeal denied*, 931 A.2d 656 (Pa. 2007).

14. Probable cause to issue a search warrant exists where the facts and circumstances within the affiant's knowledge and of which he has reasonably trustworthy information are sufficient in themselves to warrant a person of reasonable caution in the belief that a search should be conducted. *Commonwealth v. Jones*, 988 A.2d 649 (Pa. 2010), *cert. denied*, *Jones v. Pennsylvania*, 131 S.Ct. 110 (U.S. Pa. 2010).

15. It is only the probability of criminal activity, and not a

prima facie showing of criminal activity, that is the standard of probable cause for a search. *Commonwealth v. Dukeman*, 917 A.2d 338 (Pa. Super. 2007), *appeal denied*, 934 A.2d 72 (Pa. 2007); *Commonwealth v. Frye*, 363 A.2d 1201 (Pa. Super. 1976).

16. Thus, affidavits of probable cause are tested by much less rigorous standards than those governing admissibility of evidence at trial. *Commonwealth v. Frye*, 363 A.2d 1201 (Pa. Super. 1976).

17. The standard to be applied by the magistrate in determining whether probable cause exists to issue a search warrant is not that of certainty that the objects sought will be found as a result of the search. *Commonwealth v. Frye*, 363 A.2d 1201 (Pa. Super. 1976).

18. Hearsay may provide sufficient probable cause for the issuance of a search warrant. *Jones v. United States*, 80 S.Ct. 725 (U.S. D.C. 1960), *overruled on other grounds*, *United States v. Salvucci*, 100 S.Ct. 2547 (U.S. Mass. 1980)(an affidavit for a search warrant which sets out personal observations relating to existence of cause to search is not to be deemed insufficient by virtue of fact that it sets out not the affiant's observations but those of another, so long as a substantial basis for crediting the hearsay is presented).

19. Even double hearsay may be sufficient to provide probable cause for the issuance of a search warrant. *Commonwealth v. Price*, 464 A.2d 1320 (Pa. Super. 1983)(informant's withholding name from police to protect her son, her status as untested anonymous first time informant, and double hearsay nature of her tip did not prevent effective police use of the information she provided; officer corroborated informant's tip through his own detection of smell of burning marijuana in defendant's apartment).

20. Hearsay information is sufficient to form the basis of a search warrant as long as the issuing authority has been provided with sufficient information to make a neutral and detached decision about whether there is a fair probability that contraband or evidence of a crime will be found in a particular place. *Commonwealth v. Baker*, 615 A.2d 23 (Pa. 1992); *Commonwealth v. Huntington*, 924 A.2d 1252 (Pa. Super. 2007), *appeal denied*, 931 A.2d 656 (Pa. 2007). *See also Commonwealth v. Prokopchak*, 420 A.2d 1335 (Pa. Super. 1980)(affidavit of probable cause may be based on hearsay).

21. The uncorroborated hearsay of an even an unidentified informant may be accepted as a credible basis for issuing a search warrant if the affidavit of probable cause avers circumstances that support the conclusion that the information was credible; in assessing an informant's reliability, a presumption exists that the information is trustworthy when it has been provided by an identified witness. *Commonwealth v. Huntington*, 924 A.2d 1252 (Pa. Super. 2007), *appeal denied*, 931 A.2d 656 (Pa. 2007).

22. A tip from an unnamed informant can properly form the basis for probable cause, provided there is adequate evidence of the informant's

credibility. *Commonwealth v. Carlisle*, 501 A.2d 664 (Pa. Super. 1985), *aff'd*, 534 A.2d 469 (Pa. 1987). *See also Commonwealth v. Gindlesperger*, 706 A.2d 1216 (Pa. Super. 1997), *aff'd*, 743 A.2d 898 (Pa. 1999), *cert. denied*, *Pennsylvania v. Gindlesperger*, 121 S.Ct. 2519 (U.S. Pa. 2001)(a tip from an unnamed informant can properly form the basis for probable cause to issue a search warrant, provided there is adequate evidence of the informant's reliability); *Commonwealth v. Berry*, 83 D. & C.4th 562 (Monroe 2006)(same proposition).

23. The credibility of an informant and the reliability of his or her information may also be determined by independent corroboration of the tip. *Commonwealth v. Carlisle*, 501 A.2d 664 (Pa. Super. 1985), *aff'd*, 534 A.2d 469 (Pa. 1987).

24. The informant's "veracity" or "reliability" and his "basis of knowledge" are better understood as relevant considerations in the totality of the circumstances analysis; a deficiency in one may be compensated for in determining the overall reliability of a tip, by a strong showing as to the other, or by some other indicia of reliability. *In re O.A.*, 717 A.2d 490 (Pa. 1998).

25. The informant in the matter *sub judice* was not unidentified; his identity was known to the police.

26. As the United States Supreme Court has recognized, if an informer is known to the police, or identifies him or herself to the police, then there is an indicia of reliability attached to the tip, because the informant has placed himself or herself at risk for prosecution for giving false information to the police if the tip is untrue. *Commonwealth v. Hayward*, 756 A.2d 23 (Pa. Super. 2000)(*citing Adams v. Williams*, 92 S.Ct. 1921 (U.S. Conn. 1972)).

27. Further, the fact that the affidavit does not provide a prior history of reliability of the informant is not fatal to a determination that the informant's tip contained adequate indicia of probable cause to support the issuance of a search warrant, where the informant's tip is corroborated. *See Commonwealth v. Corleto*, 477 A.2d 863 (Pa. Super. 1984)(probable cause established on corroborated tip from first-time informant); *Commonwealth v. Marzel*, 436 A.2d 639 (Pa. Super. 1981)(first-time informant not necessarily unreliable).

28. With regard to Defendant's contention that the informant's tip, which came roughly two years after the occurrence of the instant offenses, case law holds that a determination regarding the staleness of information for a search warrant must be made on a case-by-case basis, *Commonwealth v. Ryan*, 446 A.2d 277 (Pa. Super. 1982); *Commonwealth v. Berry*, 83 D. & C.4th 562 (Monroe 2006), and it is axiomatic that stale information cannot supply the probable cause necessary to support the issuance of a warrant. *Commonwealth v. Berry*, 83 D. & C.4th 562 (Monroe 2006).

29. The chief factors to consider when determining whether the information supporting the issuance of a warrant has grown stale are the quality and nature of the seized evidence, the ease with which the evidence may be dis-

posed of, and the lapse of time between the information and the warrant. *Commonwealth v. Alewine*, 558 A.2d 542 (Pa. Super. 1989), *appeal denied*, 574 A.2d 66 (Pa. 1990).

30. The quality and nature of the evidence seized here is DNA evidence obtained via a buccal swab of Defendant's mouth. The Commonwealth already has a DNA profile from the evidence seized at the scene of the crime. The Commonwealth's DNA profile from the items seized at the scene was obtained shortly after the occurrence of the crimes. (*See* 11/17/10, Affid. of Probable Cause at 2 ["On September 23, 2008, the Chester County Detectives submitted to the Pennsylvania State Police, Bureau of Forensic Sciences, a cutting from the front center of the mask, a cutting from the palm area of the gray glove, and a swab from the interior surfaces of pieces of the blue disposable glove[.]"]).

31. It is unlikely that the DNA on the items seized from the victims' residence on September 6, 2008 deteriorated to such an extent as to be unreliable by late September 2008, and the DNA obtained from Defendant's body is not the type of evidence that would have degraded or been easily disposable prior to its extraction. Defendant, presumably, cannot rid himself of his own DNA. This is not a case where, for example, a report of the presence of drugs or weapons, contraband that is either easily disposed of, altered, or degraded, was received long after the offense date and is, by its nature, likely to have dissipated or changed over time.

32. The facts here are also discrete and permanent. The crime is alleged to have occurred on September 6, 2008. Defendant either committed the crime or did not. There are no facts or circumstances that are capable of having changed over the course of time here to make information elicited at the time of the crime unreliable when reported to police at a later date.

33. Based on the nature and quality of the evidence seized and the rather permanent and unchanging nature of the evidence under the circumstances (i.e., the fact that the DNA profile to which Defendant's buccal swab was compared was developed shortly after the crime, so that, in the event the DNA evidence on the contraband seized from the victims' residence did degrade subsequently, the profile was already created and the test results were known and stable at a time when it was likely that the DNA evidence had not yet had time to degrade), the fact that the confidential informant did not report what he had heard from Mr. Bitting until roughly two years after he heard it does not, in the opinion of this Court, make the informant's tip stale.

34. Further, we note that this is not a case where the statute of limitations has run on the crimes. *See* 42 Pa. C.S.A. § 5552.

35. Finally, it is our opinion that the police acted reasonably in relying on the tip from the confidential informant. We are hard pressed to conceive of a more appropriate response when faced with such a situation. Certainly, the police cannot be expected to ignore this lead in their efforts to solve the brutal

crimes against Mr. Valerio and Ms. Grover, and the buccal swab of Defendant's mouth is a relatively unobtrusive manner of investigating the information received from the confidential informant.

36. The only question left to address then is whether the Magisterial District Justice had a substantial basis for concluding that the Affiant presented sufficient probable cause in his Affidavit to warrant the issuance of a search warrant.

37. For the following reasons, we answer that question in the affirmative.

38. First, the confidential informant identified himself or herself to the police. As we stated before, if an informer is known to the police, or identifies him or herself to the police, then there is an indicia of reliability attached to the tip, because the informant has placed himself or herself at risk for prosecution for giving false information to the police if the tip is untrue. *Commonwealth v. Hayward*, 756 A.2d 23 (Pa. Super. 2000)(citing *Adams v. Williams*, 92 S.Ct. 1921 (U.S. Conn. 1972)).

39. Secondly, the confidential informant was "familiar with BITTING'S current incarceration" (see 11/17/10, Affid. of Probable Cause at 2), permitting the inference that the confidential informant had prior knowledge about the occurrence of the crimes at 214 Bard Road. The police had already long since been called to the scene of 214 Bard Road to investigate a reported home invasion robbery; thus there was some corroboration of the informant's tip at the outset in that the police had information that a crime had been reported, had already initiated an investigation of the report, and had, according to the Affidavit of Probable Cause, observed indications that the reported crime had indeed occurred. It is not a situation where police receive a tip of criminal activity where there is no known evidence that any criminal activity has occurred.

40. Thirdly, the confidential informant reported to police that Mr. Bitting admitted his involvement in the September 6, 2008 home invasion robbery at 214 Bard Road in East Coventry Township. This fact was corroborated by the DNA profile which the police developed from physical evidence seized at the scene during their investigation. Police found Mr. Bitting's DNA on property Mr. Bitting abandoned at the scene of the crimes.

41. Fourthly, the tip provided by the confidential informant was further corroborated by the verification of certain biographical data he/she supplied about Defendant. The confidential informant stated that Defendant is a large-build African-American male who played football for Pottstown High School and resided, at the time the tip was given, on Charlotte Street in the Borough of Pottstown. (11/17/10, Affid. of Probable Cause at 3). A check of Defendant's driver's license records showed that Defendant is a 6'7" African-American male who resides at 514 North Charlotte Street in Pottstown, Pennsylvania.

42. Finally, the confidential informant's description of Defendant matched victim Jennifer Grover's description that one of the perpetrators

was a heavy-set male and both victims' statements that they were attacked by two men, not just one.

43. Although the corroboration of Defendant's non-criminal biographical data does not conclusively establish Defendant's participation in any criminal activity, it lends support and credence to the confidential informant's tip because it demonstrates that the confidential informant, whose reliability has already been buttressed by a) his self-identification to police, b) his knowledge of co-perpetrator Bitting's involvement in the 214 Bard Road incident, c) the police officers' knowledge of the occurrence of a crime at 214 Bard Road, d) the informant's statement that Mr. Bitting admitted his involvement in the 214 Bard Road incident, which was corroborated by the DNA profile developed by the police during their investigation of this matter, and e) the victims' statements that two men attacked them, one of whom was of a heavier build than the other, has accurately identified the real person whom Mr. Bitting reportedly named as his accomplice.

44. As we have discussed, the Affidavit of Probable Cause demonstrates that the confidential informant's tip was corroborated by the victims' accounts and the DNA profile match with John Bitting which was obtained at the scene. We find that there is corroboration of more significant aspects of the confidential informant's tip than merely the non-criminal biographical/demographical/physical description of the Defendant.

45. There are four factors to consider in determining whether a substantial basis exists for crediting an informant's report. *Commonwealth v. Williams*, 2 A.2d 611, 613 n. 1 (Pa. Super. 2010), *appeal denied*, 19 A.3d 1051 (Pa. 2011); *Commonwealth v. Gindlesperger*, 706 A.2d 1216 (Pa. Super. 1997), *aff'd*, 743 A.2d 898 (Pa. 1999), *cert. denied*, *Pennsylvania v. Gindlesperger*, 121 S.Ct. 2519 (U.S. Pa. 2001); *Commonwealth v. Moyer*, 411 A.2d 776 (Pa. Super. 1979).

46. The four factors are: (1) whether the informant has given prior reliable information; (2) whether the informant's story is corroborated by another source; (3) whether the informant's statements are a declaration against penal interest; and (4) whether the defendant's reputation supports the informant's tip. *Id.*

47. All four factors do not need to be present in order to find an informant's report reliable. *Commonwealth v. Williams*, 2 A.2d 611, 613 n. 1 (Pa. Super. 2010), *appeal denied*, 19 A.3d 1051 (Pa. 2011); *Commonwealth v. Moyer*, 411 A.2d 776 (Pa. Super. 1979).

48. In the matter *sub judice*, the corroboration of significant parts of the informant's tip, such as the occurrence of the crime and Mr. Bitting's involvement in it (as evidenced by the recovery of his DNA from items discarded at the scene during the crime), as well as the corroboration of the physical description of the Defendant given by the victims and by the confidential informant, and the fact that the confidential informant identified himself to police, paving the way for criminal charges should his information prove false, lead this Court to conclude

that the second and third factors to be considered in determining the reliability of an informant's report are satisfied.

49. We conclude that the evidence supporting the satisfaction of the second and third factors in the reliability inquiry, that is, the strength of the corroborated evidence and the fact that the informant identified himself/herself to police, was sufficient to furnish Magisterial District Justice Thomas A. Palladino with a substantial basis for concluding that the informant was reliable and credible and that probable cause existed for the issuance of a Search Warrant, despite the absence of evidence permitting resolution of the first or fourth factors in the reliability inquiry. The strength of the evidence supporting the satisfaction of the second and third prongs of the reliability inquiry here outweighs the paucity of evidence concerning satisfaction of the first and fourth prongs.

50. Based on the facts that a) the confidential informant's identity was known to the police, b) the confidential informant had knowledge about Mr. Bitting's alleged involvement in the home invasion robbery at 214 Bard Road in East Coventry Township on September 6, 2008, c) the police officers' knew of the occurrence of a crime at 214 Bard Road on September 6, 2008, d) the police corroborated Mr. Bitting's involvement in the home invasion robbery at 214 Bard Road through DNA testing, e) the confidential informant's description of Defendant as a large-build male, which was corroborated by his PennDOT record demonstrating that he is 6'7" in height, was consistent with victim Jennifer Grover's description of one of the perpetrators as a heavy set male and was consistent with both victims' descriptions that they were attacked by two males instead of just one, and f) the confidential informant's description of the alleged co-perpetrator's physical features and residence matched the known physical description and residence of the Defendant, whom the confidential informant indeed identified as the person Mr. Bitting implicated as his cohort, we find that Magisterial District Justice Thomas A. Palladino had a substantial basis to conclude that the tip provided by the confidential informant was reliable and credible and that the Affidavit of Probable Cause supplied by the Affiant, Detective Adrian Stead, contained sufficient indicia of probable cause to support the issuance of a Search Warrant to obtain a buccal swab from the person of Defendant Brandon Nixon in furtherance of the investigation into the identity of the perpetrators of the alleged home invasion robbery at 214 Bard Road on September 6, 2008.

51. Consequently, the buccal swab of Defendant's mouth did not violate Defendant's rights under the Fourth Amendment to the United States Constitution nor his rights under Article I, Section 8 of the Pennsylvania Constitution.

52. Therefore, there is no justification for suppression of the results of Defendant's buccal swab.

53. Accordingly, we enter the following

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS
vs. : CHESTER COUNTY, PENNSYLVANIA
BRANDON NIXON : NO. CR-0000509-2011
: CRIMINAL ACTION—LAW

John H. Pavloff, Esquire, for the Commonwealth
Steve E. Jarmon, Jr., Esquire, for the Defendant

ORDER

AND NOW, this 6th day of September 2011, upon consideration of Defendant's Omnibus Pretrial Motion, filed June 16, 2011, the Commonwealth's response thereto, and the Affidavit of Probable Cause admitted at the hearing held July 20, 2011 as Exhibit C-1, it is hereby **ORDERED AND DECREED** that said Motion is **DENIED** and **DISMISSED**.

BY THE COURT:

/s/ Anthony A. Sarcione, J.

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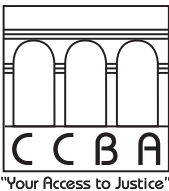
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Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on May 29, 2012 by HEALTHCARE ANALYTICS CONSULTING, INC. a foreign corporation formed under the laws of the State of Delaware where its principal office is located at 1209 Orange Street, Wilmington, Delaware 19802 for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania will be 637 Bair Road, Berwyn, Pennsylvania, 19312. REGINA L. CHIARUCCI, Solicitor
O'Neill & O'Neill
400 Terminal Tower
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Cleveland, Ohio 44113

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O'Neill & O'Neill
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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-06327**

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

Date of filing the Petition: June 20, 2012

Name to be changed from: Dale Norley Uchin
to: Dale Elsa Norley

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 12-06242**

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

Date of filing the Petition: June 19, 2012

Name to be changed from: Sarah Nuni Buruschkin to: Sarah Nuni Blaum

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

JACK F. WOLF, Attorney for Petitioner
P.O. Box 444
158 N. Hanover Street
Pottstown, Pa 19464

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-06199**

NOTICE IS HEREBY GIVEN that the name change petition of S. Terri You was filed in the above-named court and will be heard on September 17, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 18, 2012

Name to be changed from: Song Terri You to: Terri Song You

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

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The purpose or purposes for which it was organized are: TO CONDUCT BUSINESS AS A "S" CORPORATION IN PA

CORPORATION NOTICE

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1st Publication

BLAKEY, Angus R., late of East Goshen Township. Rebecca A. Blakey, care of DEBORAH A. MCKENTY, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, Administrator. DEBORAH A. MCKENTY, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, atty.

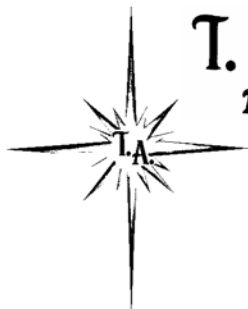
CUSTER, Laura V., late of North Coventry. James L. Custer, 478 Harley Road, Pottstown, PA 19465 and Theresa R. Flemming, 74 East Main Street, Pottstown, PA 19465, Executors. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

DAVIS, Matthew James, late of East Marlborough Township. James Davis, care of MARY ANN PLANKINTON, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administrator. MARY ANN PLANKINTON, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

GALLETTA, Jean Marie, late of West Chester. Stephen C. Galletta, care of JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, Administrator. JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

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LATCH, Judith Makin, late of West Goshen Township. Patricia A. Byers, care of ROBERT H. LOUIS, Esquire, Centre Square West, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, Executrix. ROBERT H. LOUIS, Esquire, SAUL EWING LLP, Centre Square West, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, atty.

MARKS, Patrick V., late of East Goshen Township. JANE P. MARKS, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, Administratrix. JANE P. MARKS, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, atty.

MATTIOLI, Bena, a/k/a Bena Maria Mattioli, late of Easttown Township. Dolores M. Troiani, Esquire, care of KIMBERLY C. GIBNEY, Esquire, 131 Lancaster Avenue, Devon, PA 19333, Executrix. KIMBERLY C. GIBNEY, Esquire, Troiani & Gibney, 131 Lancaster Avenue, Devon, PA 19333, atty.

MITCHELL, Ruth T., late of New Garden Township. Rebecca Mitchell, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MULLANEY, Rosa M., late of West Chester. Cynthia M. Cavanaugh, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

NEIFFER, Anna D., late of North Coventry Township. Gail A. Neiffer, 781 Temple Road, Pottstown, PA 19465, Executrix. DAVID G. GARNER, Esquire, 1954 E. High Street, Suite 4, Pottstown, PA 19464, atty.

NICHOLSON, Marjorie C., late of New Garden Township. Joyce D. Chambers and Tracey Bolivar, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrices. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PAYNE, James E., late of Tredyffrin Township. Marjorie S. Payne, care of GEORGE M. RITER, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, Executrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, atty.

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REILLY, Betty, late of West Chester. Anne L. Jarrett, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

ROSS, Paul A., late of East Fallowfield. Jane Anne Ross, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. 660, West Chester, PA 19381-0660, atty.

SCHREIBER, Thomas, late of Chester County. Carol Abt, 292 Walton Drive, Morrisville, PA 19067, Executrix.

SEES, George A., late of East Goshen Township. Elizabeth H. Sees, 31 Sherman Drive, Malvern, PA 19355, Executrix. FRANCIS C. ORTNER, Jr., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

TAYLOR, Elizabeth S., late of New Garden Township. Kathleen A. Davis, care of NIKOLAOS I. TSOUROS, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

THOMPSON, Richard H., a/k/a Richard Harte Thompson, late of Willistown Township. Richard H. Thompson, Jr. and James K. Thompson, care of EDWARD M. WATTERS, III, Esquire, 400 Berwyn Park, 899 Cassatt Road, Berwyn, PA 19312-1183, Executors. EDWARD M. WATTERS, III, Esquire, Pepper Hamilton LLP, 400 Berwyn Park, 899 Cassatt Road, Berwyn, PA 19312-1183, atty.

WOOLARD, Marijane L., late of Easttown Township. Kristine Woolard, care of JOHN F. MC KENNA, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. JOHN F. MC KENNA, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

2nd Publication

ALLISON, Mildred E., late of Honey Brook. Mark A. Walton, 116 E. Princeton Road, Bala Cynwyd, PA 19004, Executor.

BEALER, Emerson D., late of North Coventry Township. Emerson Donald Bealer Jr., 555 E Hoeffecker Rd, Pottstown, PA 19465, Executor.

CHARLES T. DeTULLIO

Attorney at Law
134 North Church St.
West Chester, PA 19380
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BIONDO, Sandra Lee, late of Uwchlan Township. James J. Biondo, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

BRADY, Patrick Michael, late of Thorndale, Caln Township. Suzanne M. Brady, 3704 Corey Lane, Thorndale, PA 19372, Administratrix.

CANUSO-DURSO, Annamarie T., late of Franklin Township. Richard Durso, 112 Scotts Glen Road, Lincoln University, PA 19352 and Diane Picciani, 1131 Dorset Drive, West Chester, PA 19382, Administrators. RICHARD M. LUTZ, Esquire, 300 W. State Street, Suite 302, Media, PA 19063, atty.

COOKE, Ruth Emerson, late of Pennsbury Township. John Byrne Cooke, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FLICKER, John M., late of East Brandywine Township. Sandra L. Knapp, care of J. Stoddard Hayes, Jr., Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executrix. J. Stoddard Hayes, Jr., Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

GLASNER, Isabel, late of Easttown Township. Joanna B. Glasner, care of REARDON & ASSOCIATES, LLC, Esquire, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, Executrix. REARDON & ASSOCIATES, LLC, 985 Old Eagle School Road, Suite 516, Wayne, PA 19087, atty.

JEFFERIS, Donald Sharp, a/k/a Donald S. Jefferis, late of Newlin Township. Judith Jefferis and Joseph A. Bellinghieri, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

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LYONS, James A., Jr., late of West Brandywine Township. John F. Lyons, care of KAREN M. STOCKMAL, Esquire, 1055 Westlakes Drive, Suite 300, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, 1055 Westlakes Drive, Suite 300, Berwyn, PA 19312, atty.

MAYBERRY, Margaret M., a/k/a Margaret Mayberry, late of Tredyffrin Township. Michele Hughes, care of ROBERT J. BRESLIN, JR., Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

MENIG, Edward G., late of Paoli, Willistown Township. R. Douglas Quay, care of DONALD A. MANCINI, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, Executor. DONALD A. MANCINI, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, atty.

RIVERA, Betty M., late of East Nottingham Township. Wayne A. Rivera, 308 Slate Lane, Quarryville, PA 17566, Executor. KENNETH R. PYLE, ESQ., Esquire, The Law Office of Kenneth R. Pyle, P.C., P.O. Box 141, Lewisville, PA 19351-0141, atty.

ROMIG, Bertha M., late of Oxford Borough. BRIAN MC DEVITT, Esquire, Three Penn Court, 325 Swede Street, Norristown, PA 19401, Administrator. BRIAN MC DEVITT, Esquire, Fox, Differ, Callahan, Sheridan & Mc Devitt, Three Penn Court, 325 Swede Street, Norristown, PA 19401, atty.

SCHWARZ, Wesley E., a/k/a Wesley Edward Schwarz, late of Easttown Township. Donald R. Burke and L. Francis Murphy, care of L. FRANCIS MURPHY, Esquire, 801 Old Lancaster Road, Bryn Mawr, PA 19010, Executors. L. FRANCIS MURPHY, Esquire, Murphy and Murphy, 801 Old Lancaster Road, Bryn Mawr, PA 19010, atty.

WILSON, Betty E., late of Phoenixville Borough. Elwood A. Wilson and Connie E. Kulp, care of THOMAS G. WOLPERT, Esquire, 527 Main Street, Royersford, PA 19468, Executors. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber P.C., 527 Main Street, Royersford, PA 19468, atty.

YODER, Grace E., late of West Goshen Township. William E. Yoder, Jr., 380 High Street, Souderton, PA 18964, Executor. JEFFREY K. LANDIS, Esquire, 114 E. Broad St., P.O. Box 64769, Souderton, PA 18964, atty.

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3rd Publication

BARTRAM, Marion R., late of Westtown Township. Sara Bartram McEneaney, 102 Bartrams Lane, West Chester, PA 19382, Executrix. JAY PRESSMAN, Esquire, 928 Linda Vista Drive, West Chester, PA 19380, atty.

BENZEL, Charles F., Jr., late of Pennsbury Township. Derickson B. Gawthrop, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

CARSON, Thomas C., late of Elverson Borough. Kimberly Auwood and John Frazier Hunt, care of JOHN FRAZIER HUNT, Esquire, 1818 Market Street, 33rd Floor, Philadelphia, PA 19103, Executors. JOHN FRAZIER HUNT, Esquire, Hunt & Ayres, P.C., 1818 Market Street, 33rd Floor, Philadelphia, PA 19103, atty.

COPELAND, Margaret F., late of Coatesville. Scott M. Copeland, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard - Suite 211, Paoli, PA 19301, atty.

CREUTZBURG, Carol, late of Easttown Township. CAROL RYAN LIVINGOOD, Esquire, 130 West Lancaster Avenue, Wayne, PA 19087-0191, Executrix. CAROL RYAN LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

DUNPHY, Jean Reid, late of Londonderry Township. Christopher C. Dunphy and Mark H. Dunphy, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FINNEFROCK, Sylester E., late of East Fallowfield Township. Barry J. Finnefroock, 1208 Stirling St., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GILES, Elva Jeanne, a/k/a Jeanne Butler Giles aka Jeanne Giles, late of East Marlborough Township. Kenneth N. Butler, care of MICHAEL LYONS, Esquire, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, Executor. MICHAEL LYONS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, atty.

KALOCAI, Emilie D., late of East Coventry Township. Andrew J. Kalocai, care of SAMUEL J. TRUEBLOOD, Esquire, The Commons at Valley Forge East, Suite 62, P.O. Box 987, Valley Forge, PA 19482, Executor. SAMUEL J. TRUEBLOOD, Esquire, Morrow, Tompkins, Trueblood & LeFevre, LLC, The Commons at Valley Forge East, Suite 62, P.O. Box 987, Valley Forge, PA 19482, atty.

KLUG, George J., late of West Chester. Marilyn Klug Gallagher, 1117 Woodbridge Way, West Chester, PA 19380, Executrix.

LUCZKOWSKI, Thomas G., late of Willistown Township. Hilda A. Luczkowski, 116 Manor Road, Paoli, PA 19301, Executrix. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

MCLAUGHLIN, Mildred Lee, late of Kennett Square/West Marlborough Twp. Melissa L. Stevicks, 646 Valley Avenue, Atglen, PA 19310, Executrix.

PERELLA, Frank J., a/k/a Frank J. Parella, late of Downingtown. James Perella, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

TRUNCELLITO, Vincent J., a/k/a Vincent Truncellito, late of Uwchlan Township. Nicholas T. Truncellito, care of JAMES B. GRIFFIN, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, JAMES B. GRIFFIN, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

WEAVER, Frank W., Sr., late of East Coventry Township. David W. Weaver, 425 Anglesey Terrace, West Chester, PA 19380, Executor. PATRICK J. KURTAS, Esquire, Prince & Kurtas, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

NOTICE

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2011-12584-RC**

**CITADEL FEDERAL CREDIT UNION, PLAINTIFF vs. THE ESTATE OF BEVERLY M. FOX,
AMBER L. CARSON, TRUDY BEAHM, MARLENE KENNEDY AND UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER BEVERLY M. FOX, DECEASED, DEFENDANTS**

NOTICE OF SALE OF REAL PROPERTY

To: All Lienholders and Parties in Interest

Owner: Beverly M. Fox, Deceased

Property: 1334 Valley Road, Coatesville, PA 19320

Improvements: Piece of ground and improvements thereon erected (see below).

The above-captioned property is scheduled to be sold at the Sheriff's sale on August 16, 2012 at 11:00 a.m. in the Chester County Justice Center, Chester County Courthouse, West Chester, PA 19380, to enforce the court judgment of \$84,448.87, obtained by Plaintiff above (the mortgage) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests. A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless expectations are filed thereto within ten (10) days after the filing of the schedule.

Property Description: All THOSE THREE CERTAIN lots of land, designated as Lots Nos. 31, 32 & 33 on the Plan of Lots called "Steel City Addition No. 2" as recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 94, situated in the Township of Valley, County of Chester, and State of Pennsylvania, more particularly bounded and described as follows: FRONTING 60 feet on the South side of Valley Road and extending back Southwardly between parallel lines of that width a distance of 140 feet to the North line of a 15 feet wide alley. BOUNDED on the North by Valley Road, on the East by Lot No. 34, on the South by said 15 feet wide alley, and on the West by Lot No. 30, AND ALL THAT CERTAIN tract of land, designated as Lot No. 30, on the Plan of Lots called "Steel City Addition No. 2" as recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, page 94, situated in the Township of Valley, Chester County, and State of Pennsylvania, more particularly bounded and described as follows: FRONTING 20 feet on the South side of Valley Road and extending back Southwardly between parallel lines of that width a distance of 140 feet to the North line of a 15 feet wide alley. BOUNDED on the North by Valley Road, on the East by Lot No. 31, on the South by said 15 feet wide alley, and on the West by Lot No. 29. Being the same premises which Harvey LaForest Sawyer and Olive Marie Sawyer, husband and wife by Deed dated 2/11/1949 and recorded 2/11/1949 in Chester County in Deed Book N-23 Page 576 conveyed unto Stewart Paul Fox and Beverly Marie Fox, husband and wife, in fee. Being the same premises which Harvey LaForest Sawyer and Olive Marie Sawyer, husband and wife by Deed dated 8/2/1956 and recorded 10/22/1956 in Chester County in Deed Book N-28 Page 459 conveyed unto Stewart Paul Fox and Beverly Marie Fox, husband and wife, in fee. And the said Stewart Paul Fox died on 12/23/93. BEING UPI No. 39-5F-86.

Christopher J. Pippett and

Ashley J. Lerch, Attorneys for Plaintiff

Fox Rothschild LLP

747 Constitution Drive, Ste. 100

P.O. Box 673

Exton, PA 19341

610.458.7500

2nd Publication

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2010-06549-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
NICHOLAS J. CRUGNALE,	:	
Defendant	:	

NOTICE

To Nicholas J. Crugnale:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe for to Reissue Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 63 Washington Lane, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4H-27, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2011-08007-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
MARC SIMMONS,	:	
Defendant	:	

NOTICE

To Marc Simmons:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 1925 Valley Road, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4M-56, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

CHESTER COUNTY BAR ASSOCIATION

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**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2011-08008-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
MARC SIMMONS,	:	
Defendant	:	
	:	
SADSBURY TOWNSHIP,	:	NO. 2010-08977-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
MARC SIMMONS,	:	
Defendant	:	
	:	

NOTICE

To Marc Simmons:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim in both above captioned matters and the Prothonotary of the Court of Common Pleas of Chester County issued said Writs on said Claims against the property located at 1930 Valley Road, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4M-13.1, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2009-06956-LN
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
	:	
JANE BAYNUM, and	:	
BRIDGET M. THOMPSON	:	

NOTICE

To Jane Baynum and Bridget M. Thompson:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim and the Prothonotary of the Court of Common Pleas of Chester County issued said Writ on said Claim against the property located at 3 Wick Drive, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4-209, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
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West Chester, PA 19380
(610) 429-1500

**NOTICE OF WRIT OF SCIRE FACIAS SUR MUNICIPAL CLAIM
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

SADSBURY TOWNSHIP,	:	NO. 2010-06554-LN
	:	
vs.	:	CIVIL ACTION - LAW
	:	
DONALD E. WILKINSON and,	:	
PHYLLIS JEAN WILKINSON	:	
	:	
SADSBURY TOWNSHIP,	:	NO. 2007-08818-LN
	:	
vs.	:	CIVIL ACTION - LAW
	:	
DONALD E. WILKINSON and,	:	
PHYLLIS JEAN WILKINSON	:	
	:	

NOTICE

To Donald E. Wilkinson and Phyllis Jean Wilkinson:

You are hereby notified that on May 8, 2012 Plaintiff, Sadsbury Township, filed a Praecipe to Reissue Writ of Scire Facias Sur Municipal Claim in both above captioned matters and the Prothonotary of the Court of Common Pleas of Chester County issued said Writs on said Claims against the property located at 893 Old Wilmington Road, Sadsbury Township, Chester County Pennsylvania, as more particularly described as tax parcel no. 37-4C-2, owned or reputed to be owned by you.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before twenty (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

CHESTER COUNTY BAR ASSOCIATION
Lawyer Referral Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE

Trust Estate of MARJORIE C. NICHOLSON, deceased, late of New Garden Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of MARJORIE C. NICHOLSON are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Joyce D. Chambers and Tracey Bolivar, Co-Trustees
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

Attorney:
Donald B. Lynn, Jr., Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

3rd Publication

NOTICE

OLGA K. UFIER, late of New London Township died May 21, 2012 leaving both an Estate and a Revocable Living Trust. LETTERS TESTAMENTARY on the estate of the above named decedent have been granted to Kevin T. Ufier. The Trustee of the Revocable Living Trust is Kevin T. Ufier.

All persons having claims or demands against the Estate or Trust of the said decedent are requested to make known the same, and all persons indebted to the decedent to make payment without delay to: Kevin T. Ufier, Executor, c/o Wayne C. Buckwalter, Esq., Cohen Seglias Pallas Greenhall & Furman, PC, 30 South 17th Street, 19th Fl, Philadelphia, PA 19103.

CLASSIFIED ADS SECTION

1st Publication

OFFICE SUITE

3- rooms + Bathroom
1st Floor Front
Prime Boro Location
1 Block to Courthouse
Available Immed
Reasonable Rent.
610-696-3622

SAMPLE AD

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

MEETING SPACE?

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



June & July 2012 CLE Opportunities
@ Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
June 28th	"House of Cards" Risk Management Lunch and Learn CLE by Rosenzweig & Associates ***	12 PM – 1 PM	1 SUB
June 25th	PBI: The Technology You Need to Start a Law Practice (g)	9 AM – 4:15 PM	6 SUB
June 26th	PBI: Representing Residential Landlords & Tenants (g)	9 AM – 4:15 PM	6 SUB
June 27th	PBI: General Practitioners' Update (g)	8:30 AM – 4:30 PM	5 SUB & 1 ETH
July 10th	PBI: Defamations, Libel & Slander (g)	8:30 AM – 12:45 PM	3 SUB & 1 ETH
July 12th	PBI: Recent Developments in Assessment Law in PA (g)	8:30 AM – 12:45 PM	4 SUB
July 12th	PBI: Mandated Healthcare-How Will the Supreme Court Decide (g)	1:30 PM- 4:45 PM	3 SUB
July 16th	PBI: A Day on Special Education	9 AM – 3:45 PM	6 SUB
July 18th	PBI: Revisiting Younger's 10 Commandments (g)	8:30 AM – 3:30 PM	5 SUB & 1 ETH
July 19th	PBI: Hot Topics in Oil & Gas Law (g)	9 AM – 1:15 PM	4 SUB
July 20th	PBI: Looking Under the Hood: Drafting Better Trusts to Accomplish Your Client's Estate Planning Goals (g)	9 AM – 1:15 PM	4 SUB
July 24th	PBI: Annual U.S. Supreme Court Roundup (g)	9 AM – 12:15 PM	3 SUB
July 25th	PBI: How to Handle a Residential Real Estate Closing (g)	9 AM – 12:15 PM	3 SUB
July 25th	PBI: The Attorney Client Privilege in PA (g)	9 AM – 12:15 PM	3 ETH
July 26th	PBI: Ohlbaum on Evidence Advocacy (g)	8:30 AM – 3:30 PM	5 SUB & 1 ETH
July 27th	PBI: The Cybersleuth's Guide to the Internet (g)	9 AM – 4:30 PM	6 SUB
July 30th	PBI: Practice Before the Department of Veterans Affairs (g)	8:30 AM – 12:45 PM	4 SUB
July 31st	PBI: What's Hot in Complex Chapter 11 Bankruptcy Practice (v)	9 AM – 12:30 PM	3 SUB

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

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

SHERIFF SALE OF REAL ESTATE

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY COURTHOUSE, HIGH AND MARKET STREETS, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JULY 19, 2012 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTR, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, AUGUST 20, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

2nd Publication

SALE NO. 12-7-463
Writ of Execution No. 09-08759
DEBT \$155,000.00

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situated partly in the Township of Warwick and partly in the Township of South Coventry bounded and described in accordance with a plan thereof made for Janet Diamant by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania dated 9-10-1976 as follows, to wit:

BEGINNING at a railroad spike in the title line in the bed of Harmonyville Road (thirty-three (33) feet wide) a corner of lands now or late

of Margaret Paxson Jacob (as shown on said plan); thence extending from said beginning point along the title line in the bed of Harmonyville Road, the two (2) following courses and distances: (1) north fifty-six (56) degrees four (04) minutes east three hundred seventy-nine and fifty one-hundredths (379.50) feet to a point and (2) north sixty-three (63) degree four (04) minutes east one hundred twenty-seven and seventy-four one-hundredths (127.74) feet to a point a corner of this and lands now or late of John J. Murphy; thence extending along the same the next two (2) following courses and distances: (1) crossing over a stream of water known as Rock Run and also crossing over the Township line dividing the Townships of Warwick and South Coventry sixty-two (62) degrees thirty (30) minutes thirty (30) seconds east one thousand two hundred twelve and ninety-one one-hundredths (1,212.91) feet to a point and (2) south four (04) degrees twenty-three (23) minutes thirty-two (32) seconds west four hundred seventy-one (471) feet to a stone a corner of this and lands now or late of George W. Statzell, III; thence extending along the same north sixty-two (62) degrees thirty-six (36) minutes twenty-eight seconds west four hundred ninety-three and fourteen one-hundredths (493.14) feet to an iron pin a corner of lands now or late of Margaret Paxson Jacob, aforesaid, thence extending along the same the three (3) following courses and distances: (1) north forty-nine (49) degrees twelve (12) minutes twenty-one (21) seconds west and recrossing Rock Run, aforesaid and recrossing the Township Line dividing the Townships of Warwick and South Coventry, five hundred fifty-two and sixty-seven one-hundredths (552.67) feet to a point; (2) north seventy-five (75) degrees four (4) minutes west five hundred seventy-one and twelve one-hundredths (571.12) feet to an iron pin and (3) north sixty-seven (67) degrees forty-nine (49) minutes fifty-one (51) seconds west sixty-five and thirty-eight one-hundredths (65.38) feet to the first mentioned point and place of beginning.

CONTAINING in area twelve and seven hundred twenty-one one-hundredths (12.721) acres of land, be the same more or less.

BEING the same premises that Janet H. Diamant, by Deed dated May 5, 2005, and recorded in the Office of the Recorder of Deeds of Chester County on June 28, 2005, in Book B6532 page 2087, granted and conveyed unto Francis Diamant.

BEING UPI Numbers 20-1-14 and 19-3-59.

IMPROVEMENTS: residential dwelling and a barn.

PLAINTIFF: Estate of Janet H. Diamant, Dec

VS

DEFENDANT: **FRANCIS DIAMANT**

SALE ADDRESS: 1860 Harmonyville Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **BRUCE ALAN HERALD, 610-594-7555**

SALE NO. 12-7-464

Writ of Execution No. 10-03317

DEBT \$19,743.00

ALL THAT CERTAIN unit with the buildings and improvements thereon erected hereditaments and appurtenances, in the property known and identified in the Declaration Plan referred to below as Picket Post Condominium in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the Recording in the Office of the Recorder of Deeds, in the County of Chester, of a Declaration dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490 Page 174; a Declaration Plan dated 4/3/1980 and last revised 4/11/1980 and recorded 9/24/1980 in Plan File #3172 and Code of Regulations dated 9/12/1980 and recorded 9/24/1980 in Misc. Deed Book 490 Page 193 being and designated on said Declaration Plan as Unit #36, Building G, as more fully described in such Declaration Plan and Declaration, together with a proportionated undivided interest in the Common Elements (as defined in such Declaration) of 2.083%.

UNDER and subject to Covenants, Restrictions, Easements, Terms, Rights, Agreements, Conditions, Exceptions, Reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulation (and Amendments thereto) and in the Rules referred to in such Code of Regulations.

UNDER and subject to Easements, rights granted Public Utilities, Agreements, Covenants and Restrictions appearing of Record.

THE Grantee for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns by the acceptance of this deed and by Grantee's execution thereof below, covenants and agrees: (1) to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Council in accordance with the

Unit Property Act of Pennsylvania; (2) that the Unit conveyed by this deed shall be subject to a charge for all amounts so assessed, except insofar as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments; (3) to be bound by all terms and conditions of such Declaration.

BEING Chester County Parcel No. 43-5-336.

TITLE vested in William H. Campbell, by Deed from Phyllis M. McAllister, dated 7/31/1990 and recorded 8/10/1990 in Record Book 2108, Page 388.

IMPROVEMENTS: residential condominium.

PLAINTIFF: Picket Post Condominium Association

VS

DEFENDANT: **WILLIAM CAMPBELL**

SALE ADDRESS: Picket Post Condominium Unit 36, 1195 Heyward Rd, Wayne, PA 19087

PLAINTIFF ATTORNEY: **CRAIG HARRISON FOX, 610-275-7990**

SALE NO. 12-7-465

Writ of Execution No. 11-08473

DEBT \$122,577.85

ALL THAT CERTAIN message and lot or piece of ground with the buildings thereon erected, situate in the Village of New London, New London Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in lien of land now or late of Michael Montgomery on the east side of the New London Road; thence by land now or late of Ann Coates, south 44.75 degrees west, 11.4 perches to a stake; thence by the same south, 46 degrees east, 7.2 perches to a stake; thence by land now or late of Joshua Pusey, north 44.75 degrees east, 11.4 perches to the line of land now or late of Michael Montgomery; thence by the same, north 46 degrees west, 7.2 perches to the place of beginning.

CONTAINING .50 acres of land, more or less.

TITLE to said premises is vested in William A. Matthews and Susan M. Matthews, husband and wife, by Deed from Florence B. Swisher and Willaim F. Swisher, dated October 11, 1985 and recorded October 24, 1985 in Deed Book 113, Page 75.

PREMISES being known as: 2035

Newark Road, New London, Pennsylvania 19360.

TAX I.D. #: 71-02-0053.

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **WILLIAM A.**

MATTHEWS

SALE ADDRESS: 2035 Newark Rd,

New London, PA 19360

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

SALE NO. 12-7-466

Writ of Execution No. 11-11721

DEBT \$202,009.66

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Plan of "Fox Knoll", Plan of Property owned by Dynamic Real Estate and Investment Corporation made by G.E. Regester, Jr. and Sons, Surveyors, dated March 7, 1968 and last revised October 16, 1973, as follows, to wit:

BEGINNING at a point on the easterly side of a cul-de-sac known as Cub Lane, said point being a corner of Lot #47 on said Plan; thence along Lot #47, north 68 degrees 43 minutes 28 seconds east, 275.76 feet to a point in line of Lot #45 on said Plan; thence along Lot #45; north 01 degrees 00 minutes 00 seconds east, 60.73 feet to a point on the title line in the bed of State Route #896; thence along said title line in the bed State Route #896, north 61 degrees 00 minutes 43 seconds west, 285.00 feet to a point, a corner of Lot #49 on said Plan; thence along Lot #49 on said Plan, south 04 degrees 47 minutes 09 seconds east, 254.26 feet to a point on the northerly side of the aforementioned cul-de-sac (Cub Lane); thence on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 49.16 feet to the first mentioned point and place of beginning.

BEING Lot #48 as shown on said Plan.

CONTAINING 1.090 acres of land, be the same, more or less.

BEING known as 504 Cub Lane, Lincoln University, PA 19352.

BEING Parcel #72-04H-0038.

BEING UPI #72-4H-38.

IMPROVEMENTS: Residential dwelling.

BEING the same premises which Erik M. Gudmundson and Jill R. Gudmundson, husband and wife, granted and conveyed unto Jill R. Gudmundson by Deed dated August 19, 2009 and recorded August 24, 2009 in Chester County Record Book 7757, Page 497 for the consideration

of \$1.00.

PLAINTIFF: Employees Credit Union

VS

DEFENDANT: **JILL R. GUDMUNDSON**

SALE ADDRESS: 504 Cub Ln, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, 610-328-2887**

SALE NO. 12-7-467

Writ of Execution No. 12-00474

DEBT \$131,201.35

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate on the southerly side of Fifth Avenue, in the Second Ward of the Borough of Phoenixville, County of Chester and State of Pennsylvania, bounded and described according to a survey thereof made by Earl R. Ewing, Registered Surveyor No. 6015 as follows, to wit:

BEGINNING at an iron pin in the southerly side of Fifth Avenue (60 feet wide) being in line with the centerline of a partition wall dividing Nos. 110 and 112 Fifth Avenue and south 80 degrees 30 minutes west, 118.23 feet from an iron pin at the intersection of the southerly side of Fifth Avenue with westerly side of Starr Street (80 feet wide); thence along the southerly side of Fifth Avenue 80 degrees 30 minutes west, 44.50 feet to an iron pin, a corner of lands now or late of Irvin Ash; thence along the same south 9 degrees 30 minutes east 140.00 feet to an iron pin; thence north 80 degrees 30 minutes east, 7.00 feet to an iron pin in the northerly side of Manavon Street (50 feet wide); thence along the same, north 41 degrees 35 minutes east, 48.32 feet to an iron pin in line with the above mentioned centerline of the partition wall; thence through the partition wall north 9 degrees 30 minutes west, 109.64 feet to the place of beginning.

CONTAINING 5,671.98 square feet of land, be the same more or less.

BEING Chester County Tax Parcel 15-14-122.1.

TITLE to said premises is vested in Robert L. Pennell and Patricia P. Pennell, husband and wife, by Deed from John F. Bolick and Shirley M. Bolick, by their attorney in fact Kathleen M. Puleo duly constituted & appointed by letter or attorney dated 10/20/97, dated October 30, 1997 and recorded November 12, 1997 in Deed Book 4257, Page 1952.

PREMISES being known as: 112 5th Avenue, Phoenixville, Pennsylvania 19460-3914.

TAX I.D. #: 15-14-122.1.

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

VS

DEFENDANT: **ROBERT L. &
PATRICIA P. PENNELL**

SALE ADDRESS: 112 5th Avenue,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MAR-
GARET GAIRO, 215-790-1010**

SALE NO. 12-7-468

Writ of Execution No. 12-00454

DEBT \$219,024.94

DESCRIPTION of property known as
Lot No. 41, Phase 1B and 2 Townhouse
Development, Inniscrone, as shown on a founda-
tion footprint plan prepared by Tetra Tech, Inc.,
dated June 2, 2004, RCN R1333-03, CAD file
N/Projects/1000/1333 Inn Town/As-Built/1333
AsBuilt.DWG. situated in London Grove
Township, Chester County, Pennsylvania

BEGINNING at station 1+35.99, n 04°
26' e, 52.59' left from the centerline of Turnbridge
Court.

THENCE from the said point of begin-
ning, along Lot No. 40, and passing through the
party wall separating the house on the Lot herein
being described room the house adjoining to the
west, N 05° 07' 32" E, 53.67' to a point;

THENCE along lands now or formerly
of (future) homeowners association of Inniscrone
View the three (3) following described courses and
distances:

S 84° 52' 28" E, 12.23' to a point;

S 05° 07' 32" W, 6.00' to a point; and

S 84° 52' 28" E, 11.77' to a point, a cor-
ner for Lot No. 42;

THENCE by the same, and passing
through the party wall separating the house on the
lot herein being described from the house adjoining
to the east, S 05° 07' 32" W 51.67' to a point;

TEENCE along said lands now or for-
merly of (future) homeowners association of
Inniscrone View the seven (7) following described
courses and distances

N 84° 52' 28" W, 0.32' to a point;

N 05° 07' 32" E, 2.67' to a point;

N 84° 52' 28" W, 16.16' to a point;

N 05° 07' 32" E, 4.00' to a point;

N 84° 52' 28" W, 7.20' to a point;

N 05° 07' 32" E, 2.67' to a point; and

N 84° 52' 28" W, 0.32' to a point, the

first mentioned point and place of beginning.

BEING the same premises which NVR,
Inc., a Virginia Corporation trading as Ryan
Homes, by Deed dated September 30, 2004 and
recorded October 15, 2004 in the Office of the
Recorder of Deeds in and for Chester County in
Deed Book 6308 Page 1210, as Instrument
Number 10469445, granted and conveyed unto
James M. McGarvey, Jr. and Karen McGarvey,
husband and wife.

PARCEL No. 59-8-483.

PLAINTIFF: Deutsche Bank National
Trust Company (Trustee) DBA Morgan Stanley
ABS Capital I Inc Trust 2005-HE7

VS

DEFENDANT: **KAREN M. &
JAMES M. McGARVEY**

SALE ADDRESS: 205 Turnbridge
Court, Avondale, PA 19311

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

SALE NO. 12-7-469

Writ of Execution No. 12-00153

DEBT \$285,213.94

ALL THAT CERTAIN lot or piece of
ground situate in the Township of East
Nottingham, County of Chester and
Commonwealth of Pennsylvania, described
according to a Plan of Darlington, Hunt Phase III,
made by Lake Roeder Hillard and Beers, Oxford,
PA., dated 4/16/1999 and recorded as Plan File
#14999.

BEING the same premises which
Wilmer L. Rostetter and Joyce L. Rostetter, by
Deed dated April 20, 2000 and recorded May 12,
2000 in the Office of the Recorder of Deeds in and
for Chester County in Deed Book 4753 Page 1094,
granted and conveyed unto Edward A. Burnside
and Mary Burnside, as tenants by the entireties.

PARCEL No. 69-3-188.

PLAINTIFF: Deutsche Bank National
Trust Company (Trustee) DBA Novastar Mortgage
Funding Trust, Series 2006-5...

VS

DEFENDANT: **EDWARD A. &
MARY E. BIRNSIDE**

SALE ADDRESS: 304 Beaver Drive,
Lincoln University, PA 19352

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

SALE NO. 12-7-470
Writ of Execution No. 11-11377
DEBT \$276,513.32

NO. 1, north 22 degrees 10 minutes 10 seconds east 449.66 to a corner, thence continuing along the said other lands previously conveyed by Norman G. and Ellen M. Kolb and referred to as Lot No. 1 and also along lands of Paul J. and Gainer F. Hillegass and recorded in Deed Book R-52 Page No. 552, north 64 degrees 22 minutes 50 seconds west 399.67 feet to a concrete corner post (found), being a common corner of this, the said lands of Paul J. and Gainer F. Hillegass and recorded in Deed Book R-52 page 552, a corner of other lands of Paul J. and Gainer F. Hillegass and recorded in Deed Book 940 page 385 and lands of Eugene C. and Audrey R. Falasco; thence along the said lands of Eugene C. and Audrey R. Falasco, north 25 degrees 40 minutes 3 seconds east 980.75 feet to an iron pin (found) in line of lands of Merrill E. and Virginia M. Adams; thence along the same, the two following courses and distances: (1) south 50 degrees 37 minutes 5 seconds east 156 feet to a stone (found) and (2) north 41 degrees 31 minutes 24 seconds east 91.4 feet to an iron pipe (found) in line of lands of Philadelphia Electric Company; thence along the same south 49 degrees 47 minutes 58 seconds east 625 feet to a corner of other lands of Norman Jonathan and Esther N. Kolb; thence along the same, south 25 degrees 26 minutes 10 seconds west 1301.36 feet to a corner on the aforementioned title line of West Seven Stars Road; thence along the same, north 67 degrees 49 minutes 50 seconds west 360.36 feet to the place of beginning.

CONTAINING 20.9334 acres of land, more or less.

BEING the same premises which Norman G. Kolb, Nathan J. Kolb, Rhonda J. Nolt and N. Jonathan Kolb by Indenture dated 3/15/2004 and recorded 4/12/2004 in the Office of Recorder of Deeds in and for Chester County in Book 6116, Page 1853, et. seq., granted and conveyed to Triple T. Ltd.

PARCEL #21-5-100

PLAINTIFF: First Cornerstone Bank
 VS

DEFENDANT: **TRIPLE T. LTD.**

SALE ADDRESS: C/O Francis Puleo,
 27 Nutt Rd., Phoenixville, PA 19460

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

SALE NO. 12-7-471
Writ of Execution No. 11-05301
DEBT \$212,949.66

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

BEGINNING at a point on the south-westerly side of Wesley Lane (50 feet wide), said point marking a corner of Lot No. 60 on said Plan; thence from said beginning point and extending along the southwesterly side of Wesley Lane on the arc of a circle curving to the left having a radius of 560 feet the arc distance of 47.24 feet to a point, a corner of Lot No. 59; thence leaving said side of Wesley Lane and extending along said Lot No. 59 south 43 degrees 40 minutes 00 seconds west 126.18 feet to a point, in line of Lot No. 98; thence extending along said Lot No. 98 and Lot Nos. 97 and 96 north 58 degrees 23 minutes 52 seconds west 60.43 feet to a point a corner of aforesaid Lot No. 60; thence extending along said Lot No. 60 north 48 degrees 30 minutes 00 seconds east 141.30 feet to the first mentioned point and place of beginning.

CONTAINING 7,046 square feet of land more or less.

TAX ID: 16-4-339.

For information purposes only – property a/k/a

105 Wesley Ln

Coatesville, PA 19320-3074

TITLE to said premises is vested in Mark E. Shelton and Lynette Shelton, as tenants by the entirety, by Deed from Rasheed Epps, dated 5/26/2006 and recorded 6/6/2006 in Book 6861 Page 199.

PLAINTIFF: HSBC Bank USA
 National Association (Trustee) AKA ACE
 Securities Corp Home Equity Trust
 VS

DEFENDANT: **MARK E. &
 LYNETTE SHELTON**

SALE ADDRESS: 105 Wesley Lane,
 Coatesville, PA 19320

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

SALE NO. 12-7-472
Writ of Execution No. 10-01976
DEBT \$139,376.65

ALL THAT CERTAIN message and tract of land situate in the Borough of West Grove, County of Chester and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stone in the middle of Evergreen Street at the center line of Woodland Avenue; thence along the middle of Woodland Avenue, south 10 1/2 degrees east, 165 feet to an iron pin; thence south 78 degrees west, 60 feet to a stake; thence north 10 1/2 degrees west, 165 feet to the middle of Evergreen Street; thence along the center line of Evergreen Street north 79 1/2 degrees east, 60 feet to the place of beginning.

CONTAINING 9900 square feet of land, more or less.

BEING UPI #5-4-88.

TITLE to said premises is vested in Robert F. McNeil by deed from Mel Martinez, secretary of Housing and Urban Development of Washington, D.C., dated May 23, 2001 and recorded June 15, 2001 in Deed Book 4983, Page 1851.

PREMISES being known as: 200 West Evergreen Street, West Grove, Pennsylvania 19390.

TAX I.D. #: 5-45-88.

PLAINTIFF: BAC Home Loan Servicing
 VS

DEFENDANT: **ROBERT F. McNEIL**
 SALE ADDRESS: 200 W. Evergreen Street, West Grove, PA 19390

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

SALE NO. 12-7-473
Writ of Execution No. 10-14265
DEBT \$222,578.14

BY virtue of a Writ of Execution No. 10-14265

OWNER(S) of property situate in East Fallowfield Township, Chester County, Pennsylvania, being 108 Milbury Road, Coatesville, PA 19320-5603

UPI No. 47-4-317

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$222,578.14

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **TAM HOANG &**

THUAN DANH NGUYEN

SALE ADDRESS: 108 Milbury Road, Coatesville, PA 19320

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

SALE NO. 12-7-474
Writ of Execution No. 12-00096
DEBT \$178,038.40

ALL THAT CERTAIN message and lot of land situate on the north side of Chestnut Street, between Church and Darlington Streets, in the Borough of West Chester aforesaid, being No. 121 West Chestnut Street, bounded on the north by a public alley, on the east by a lot of land now or late of Carlo Demarco, on the south by Chestnut Street, and on the west by a lot of land now or late of Luggi DiSanti, being 25 feet in front on said Chester Street and extending back of that width at right angles with said Chestnut Street 165 feet to the aforesaid alley.

BEING Parcel No. 1-8-193.

PLAINTIFF: Wells Fargo Bank NA (Certificate Trustee) AKA Registered Holders of VNT Trust Series 2010-2

VS

DEFENDANT: **LORI J. PIERCE aka LORI JEAN PIERCE aka LORI P. HUTTER**

SALE ADDRESS: 121 W. Chestnut Street, West Chester, PA 19380

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

SALE NO. 12-7-475
Writ of Execution No. 11-11497
DEBT \$139,830.49

BY virtue of a Writ of Execution No. 11-11497

OWNER(S) of property situate in the Borough of Downingtown, Chester County, Pennsylvania, being 355 Mary Street, Downingtown, PA 19335-2517

UPI No. 11-7-32.8

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$139,830.49

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **JAMES E. & JENNIFER M. GOBBER**

SALE ADDRESS: 355 Mary Street, Downingtown, PA 19335

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

SALE NO. 12-7-477
Writ of Execution No. 09-04910
DEBT \$275,532.91

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Wild Goose Farm by Brandywine Valley Engineers, Boothwyn, Pennsylvania, dated 2/14/1992 and last revised 11/19/1994 and recorded as Plan File No. 12778, as follows, to wit:

BEGINNING at a point on the north-easterly side of Pickett Way at a common corner of Lot No. 41 and 42 as shown on said Plan; thence from said beginning point and extending along Lot No. 41 north 74 degrees 24 minutes 20 seconds east crossing over, a certain 20 feet wide drainage easement 116.03 feet to a point in line of lands now or late of Howard Bowers; thence extending along lands of the same south 26 degrees 29 minutes 00 seconds east 63.15 feet to a point, a corner of Lot No. 43; thence extending along the same south 77 degrees 50 minutes 39 seconds west re-crossing the aforesaid drainage easement 136.79 feet to a point on the northeasterly side of Pickett Way, aforesaid; thence extending along the side of same the two following courses and distances (1) along the arc of a circle curving to the right having a radius of 136.05 feet the arc distance of 3.55 feet to a point of tangent, and (2) north 6 degrees 29 minutes 00 seconds west 50.94 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 42 on said Plan.
 BEING Parcel Number: 67-4D-62.
 615 Pickett Way, West Chester, PA

19382

PLAINTIFF: BAC Home Loans
 Servicing

VS
 DEFENDANT: **JUSTIN LINETTE**
 SALE ADDRESS: 615 Pickett Way,
 West Chester, PA 19382
 PLAINTIFF ATTORNEY: **MICHAEL**
TIMOTHY McKEEVER, 866-413-2311

SALE NO. 12-7-478
Writ of Execution No. 10-05745
DEBT \$353,694.17

BY virtue of a Writ of Execution No.
 10-05745
 OWNER(S) of property situate in the

Township of Pennsbury, Chester County,
 Pennsylvania, being 1608 Cheryl Lane, Kennett
 Square, PA 19348-2036

UPI No. 64-1-2.12

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$353,694.17

PLAINTIFF: Citimortgage, Inc
 VS

DEFENDANT: **PERRY (JR) &**
ZAROUHI SARA CAMERLENGO

SALE ADDRESS: 1608 Cheryl Ln,
 Kennett Square, PA 19348

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

SALE NO. 12-7-480
Writ of Execution No. 09-01712
DEBT \$322,977.54

BY virtue of a Writ of Execution No.
 09-01712

OWNER(S) of property situate in the
 Township of East Bradford, Chester County,
 Pennsylvania, being 117 Whispering Oaks Drive,
 West Chester, PA 19382-1824

UPI No. 51-5-947

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$322,977.54

PLAINTIFF: US Bank National
 Association
 VS

DEFENDANT: **PATTI S. PATCHEF-**
SKY

SALE ADDRESS: 117 Whispering
 Oaks Drive, West Chester, PA 19382

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

SALE NO. 12-7-481
Writ of Execution No. 10-08191
DEBT \$227,367.41

BY virtue of a Writ of Execution No.
 10-08191

OWNER(s) of property situate in the
 Borough of West Chester, Chester County,
 Pennsylvania, being 21 West Barnard Street, West
 Chester, PA 19382-3207

UPI No. 01-09-0480

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$227,367.41

PLAINTIFF: Mortgageit Inc

VS

DEFENDANT: **WILLIAM J. SHE-
HWEN and JAIME L. RUBINO**

SALE ADDRESS: 21 W. Barnard
Street, West Chester, PA 19382

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

SALE NO. 12-7-482**Writ of Execution No. 10-15080****DEBT \$249,900.14**

BY virtue of a Writ of Execution No.
10-15080

OWNER(S) of property situate in West
Bradford Township, Chester County,
Pennsylvania, being 1421 Witherspoon Drive,
Downingtown, PA 19335-3562

UPI No. 50-5A-221

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$249,000.14

PLAINTIFF: Wells Fargo Bank NA
(FKA)

VS

DEFENDANT: **BLAIR WILKINS**

SALE ADDRESS: 1421 Witherspoon
Dr., Downingtown, PA 19335

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

SALE NO. 12-7-483**Writ of Execution No. 11-13359****DEBT \$284,286.73**

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in the Township of Lower Oxford, County
of Chester and Commonwealth of Pennsylvania,
bounded and described according to a Plan of
Medinah made by Crossan-Raimato, Inc.,
Professional Land Surveyors, New London, PA
dated February 8, 1991 revised January 18, 1993
and recorded April 15, 1993 in Plan File 12007, as
follows, to wit:

BEGINNING at a point on the northerly
side of Irwin Drive, a corner of Lot 8 on said
Plan; thence extending along said Lot the 2 fol-
lowing courses and distances: (1) north 07°04'35"
east, 83.00 feet to a point, and (2) north 21°25'25"
west, 503.88 feet to a point in line of lands now or
formerly of James MacKay, thence extending part-
ly along same and along lands now or formerly of
Ernest Walters and party along lands now or for-

merly of Grace Walters, north 83°06'15" east
182.37 feet to a point a corner of Lot 10; thence
extending along said Lot, south 21°25'25" east,
526.66 feet to a point on the northerly side of Irwin
Drive; thence extending along same the 2 follow-
ing courses and distances: (1) south 68°34'35"
west 57.00 feet to a point of curve, and (2) on the
arc of a circle curving to the right having a radius
of 300.00 feet the arc distance of 149.23 feet to the
first mentioned point and place of beginning.

CONTAINING 2.1279 acres more or
less.

BEING Lot 9 on said Plan.

BEING the same premises which
Candace M. Botkin, now known as Candace M.
McGrogan and Joseph David McGrogan by its
Deed dated June 25, 2004 and recorded in the
Recorder of Deeds of Chester County in Record
Book 6248, Page 320 conveyed to Steve A. Eggers
and Sharon L. Eggers.

Parcel No. 56-4-40.10.

COMMONLY known as: 125 Irwin
Dr., Lincoln University, PA 19352

BEING known as: 125 Irwin Drive,
Lincoln University, PA 19352

PROPERTY ID No.: 56-4-40.10

TITLE to said premises is vested in
Steve A. Eggers and Sharon L. Eggers by Deed
from Candace M. Botkin n/k/a Candace M.
McGrogan and Joseph David McGrogan dated
06/25/2004 recorded 08/11/2004 in Deed Book
6248 Page 320 or at instrument number.

PLAINTIFF: Wells Fargo Bank NA
(Trustee) AKA Soundview Home Loan Trust
2007-OPTI...

VS

DEFENDANT: **SHARON L. &
STEVE A. EGGERS**

SALE ADDRESS: 125 Irwin Drive,
Lincoln University, PA 19352

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

SALE NO. 12-7-484**Writ of Execution No. 11-12655****DEBT \$125,158.53**

BY virtue of a Writ of Execution No.
2011-12655-RC

OWNER(S) of property situate in the
Caln Township, Chester County, Pennsylvania,
being 43 South 17th Avenue, Coatesville, PA
19320-2544

UPI No. 39-3R-128

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$125,158.53
 PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **BEAUDREM &
 SHELLY TILGHMAN**

SALE ADDRESS: 43 South 17th
 Avenue, Coatesville, PA 19320

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

SALE NO. 12-7-485

**Writ of Execution No. 11-12455
 DEBT \$243,504.42**

BY virtue of a Writ of Execution No.
 11-12455

OWNER(S) of property situate in the
 Township of Tredyffrin, Chester County,
 Pennsylvania, being 52 Longview Circle, Berwyn,
 PA 19312-2501

UPI No. 43-9-251

IMPROVEMENTS thereon: condo-
 minium unit

JUDGMENT amount: \$243,504.42

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **FRANCIS &
 FRANCESCA FOX**

SALE ADDRESS: 52 Longview
 Circle, Berwyn, PA 19312

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

SALE NO. 12-7-486

**Writ of Execution No. 11-00531
 DEBT \$237,614.93**

BY virtue of a Writ of Execution No.
 2011-00531-RC

OWNER(S) of property situate in the
 Township of West Fallowfield, Chester County,
 Pennsylvania, being 455 Daleville Road,
 Cochranville, PA 19330-1020

UPI No. 44-8-2

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$237,614.93

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **THEODORE &
 KRISTEN STIRLING**

SALE ADDRESS: 455 Dalesville
 Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **ALLISON**

WELLS, 215-563-7000

SALE NO. 12-7-487

**Writ of Execution No. 11-03435
 DEBT \$106,603.46**

BY virtue of a Writ of Execution No.
 11-03435

OWNER(S) of property situate in the
 Township of Sadsbury, Chester County,
 Pennsylvania, being 305 Compass Road,
 Parkesburg, PA 19365-2125

UPI No. 37-1-19-2

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$106,603.46

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **GODFREY &
 TANETTE STEVENS**

SALE ADDRESS: 305 Compass Road,
 Parkesburg, PA 19365

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

SALE NO. 12-7-488

**Writ of Execution No. 10-15332
 DEBT \$178,305.09**

BY virtue of a Writ of Execution No.
 10-15332

OWNER(S) of property situate in the
 Borough of Malvern, Chester County,
 Pennsylvania, being 278 Valley View Road,
 Malvern, PA 19355-2537

UPI No. 2-1-15

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$178,305.09

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **ROBERT DIXEY**
 SALE ADDRESS: 278 Valley View
 Road, Malvern, PA 19355

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

SALE NO. 12-7-489

**Writ of Execution No. 11-11423
 DEBT \$55,851.37**

BY virtue of a Writ of Execution No.
 11-11423

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

Pennsylvania, being 1103 New Hampshire Lane,
Downingtown, PA 19335-3802

UPI No. 50-6A-45

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount \$55,851.37

PLAINTIFF: Bank of America NA
(Successor) FKA BAC Home Loans Servicing, LP
VS

DEFENDANT: **LINDA M. CAMP-
BELL**

SALE ADDRESS: 1103 New
Hampshire Lane, Downingtown, PA 19335

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

SALE NO. 12-7-490

Writ of Execution No. 11-11459

DEBT \$142,798.32

BY virtue of a Writ of Execution No.
11-11459

OWNER(S) of property situate in the
Township of East Goshen, Chester County,
Pennsylvania, being 523 Valley Drive, Unit 523,
West Chester, PA 19382-6461

UPI No. 53-06-0255

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$142,798.32

PLAINTIFF: Citimortgage, Inc

VS

DEFENDANT: **JUDITH A. &
SARAH A. WELSH**

SALE ADDRESS: 523 Valley Drive –
Unit 523, West Chester, PA 19382

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

SALE NO. 12-7-491

Writ of Execution No. 11-07603

DEBT \$436,148.66

BY virtue of a Writ of Execution No.
11-07603

OWNER(S) of property situate in
Uwchlan Township, Chester County,
Pennsylvania, being 582 & 586 Wharton
Boulevard, Exton, PA 19341-1183

UPI No. 33-4-8.4E

IMPROVEMENTS thereon: Unit 15 &
commercial building

JUDGMENT amount: \$436,148.66

PLAINTIFF: Aurora Loan Services
LLC

VS

DEFENDANT: **NICHOLAS &
COLLEEN SGARRA**

SALE ADDRESS: 582 & 586 Wharton
Boulevard, Exton, PA 19341

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

SALE NO. 12-7-492

Writ of Execution No. 11-10470

DEBT \$226,265.44

PARCEL 1:

ALL THAT CERTAIN 2 lots of ground
situate in Sadsbury Township, Chester County,
Pennsylvania, being Lots Nos. 8 and 9 on a Plan of
Lots, surveyed and made by C. Timothy Slack,
September 21, 1954,

PARCEL 2:

ALL THAT CERTAIN tract of land, sit-
uate in the Township of Sadsbury, County of
Chester and Commonwealth of Pennsylvania and
known as Lot No. 10 and recorded with the
Chester County Planning Board West Chester,
Pennsylvania bounded and described according to
a survey made September 21, 1954, by C. Timothy
Slack, F.E

LOCATION of property: 785 Old
Wilmington Road, Coatesville, PA 19320.

PIN Number: 37-02-0032

THE improvements thereon are: resi-
dential dwelling

SEIZED and taken in execution as the
property of George K. Whisler a/k/a George K.
Whisler, Sr. and Ruth Ann Whisler

REAL debt: \$226,265.44

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **RUTH & GEORGE
K (SR) WHISLER**

SALE ADDRESS: 785 Old
Wilmington Road, Coatesville, PA 19320

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

SALE NO. 12-7-493

Writ of Execution No. 09-02708

DEBT \$658,830.77

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, Hereditaments and
Appurtenances, situate in West Vincent Township,
County of Chester and State of Pennsylvania,
bounded and described according to a final subdivi-
sion plan for June R. and Wallis Callahan, made
by Beideman and Comstock, Professional Land

Surveyors, Exton, PA, dated 9/18/1986 and revised 10/16/1986 and recorded in Chester County as Plan No. 6732, as follows, to wit:

BEGINNING at a point in the title line in the bed of Jaine Lane (T-493) (33 feet wide), at a corner of Lot No. 2 on said Plan; thence extending along Lot No. 2 the (2) following courses and distances: (1) north 08 degrees 18 minutes 20 seconds west, 603.25 feet to a point and (2) north 65 degrees 00 minutes 00 seconds east, 325 feet to a point in line of lands now or late of Donald H. Cook; thence extending along the same, south 25 degrees 00 minutes 00 seconds east, 555.76 feet to a point in the title line in the bed of Jaine Lane; thence along the same, south 64 degrees 41 minutes 00 seconds west, 498.30 feet to a point and place of beginning.

UPI No. 25-3-109

BEING the same premises which Robert T. Clarke, by Deed dated May 31, 2006 and recorded in the Office of the Recorder of Deeds of Chester County on June 14, 2006, at Deed Book Volume 6869, Page 941, granted and conveyed unto James Lyon and Victoria Lyon.

PLAINTIFF: US Bank National Association as Trustee

VS

DEFENDANT: **JAMES & VICTORIA LYON**

SALE ADDRESS: 1235 Jaine Lane, Chester Springs, PA 19425

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

SALE NO. 12-7-494

Writ of Execution No. 12-03096

DEBT \$1,454,993.31

ALL THAT CERTAIN tract or parcel of land with the building erected thereon, situate in West Goshen Township, Chester County, Pennsylvania, described according to a plan prepared by Regester Associates, Inc., dated January 19, 2000, last revised April 10, 2000, being Drawing Number S-969A and being Unit "B-1" on the said plan, to wit:

BEGINNING at a point on the exterior face of a wall marking a corner of the herein described tract and being measured the following two courses and distances from a point marking the intersection of the northerly side of Public Road S.R. 0003 known as West Chester Pike with the easterly side of Kingsway Road, to wit:

1) North 81 degrees 05 minutes 02 seconds east 173.69 feet to a point;

2) South 80 degrees 58 minutes 10 sec-

onds west 4.80 feet to a point;

3) North 09 degrees 01 minutes 50 seconds west 23.30 feet to a point;

4) North 80 degrees 58 minutes 10 seconds east 4.80 feet to a point;

5) North 09 degrees 01 minutes 50 seconds west, 30.50 feet to a point;

6) North 80 degrees 58 minutes 10 seconds east, 36.20 feet to a point;

7) South 09 degrees 01 minutes 50 seconds east 72.70 feet to a point;

8) South 80 degrees 58 minutes 10 seconds west 36.20 feet to the first mentioned point and place of beginning.

BEING the same premises that SSW Partners, G.P., a Pennsylvania general partnership, by Deed dated January 12, 2001, and recorded January 23, 2001, in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Book 4886, Page 1633, granted and conveyed unto Paraskeuas Pandalidis and Helen Koudis, tenants in common, in fee.

PARCEL No: UPI #52-5-62.4

PLAINTIFF: PNC Bank National Association

VS

DEFENDANT: **PANDELIDIS & KOUDIS PARTNERSHIP**

SALE ADDRESS: 1149 West Chester Pike – Unit B, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JAMES W. HENNESSEY, 215-575-7160**

SALE NO. 12-7-495

Writ of Execution No. 12-03384

DEBT \$1,000,000.00

ALL THAT CERTAIN tract or parcel or land situate in New Garden Township, Chester County, PA described according to the Final Subdivision Plan of Highland Glen prepared by NTH Consultants, Ltd., last revised February 18, 1994, being Drawing number 00162SP-2 and being Lot 27 on the said plan, to wit:

BEGINNING at a point on the westerly side of Public Road L.R. 15047 known as Church Road (as widened to 30 feet from the center line) marking a corner of the herein described tract and a corner of lands now or late of Allan F. Hale & Gordon T. Walls; thence leaving Church Road and along lands now or late Allan F. Hale & Gordon T. Walls south 86 degrees 29 minutes 36 seconds west 308.71 feet to a point marking a corner of Lot 26 on the said plan; thence along the same, north 20 degrees 40 minutes 57 seconds west 297.69 feet to a point on the southerly side of

a 50 foot wide public road known as Ronway Drive; thence along the same following two courses and distances to wit; 1) North 84 degrees 24 minutes 00 seconds east 46.00 feet to a point; 2) along the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 274.99 feet to a point in line of lands now or late of Clarence P. & Teresa M. Waller; thence along the same the following two courses and distances to wit; 1) south 14 degrees 22 minutes 24 seconds west 221.97 feet to a rebar; 2) south 75 degrees 41 minutes 00 seconds east 260.85 feet to a point on the westerly side of Church Road, aforementioned; thence along the same south 09 degrees 43 minutes 20 seconds west 154.89 feet to the first mentioned point and place of beginning.

CONTAINING 2.070 acres of land be the same more or less.

BEING Chester County tax parcel number 600-1-0004.2800.

BEING the same premises which Beneficial National Bank by Deed dated April 27, 1995 and recorded October 15, 1991 in the Office for the Recording of Deeds in and for the County of Chester on May 5, 1995, in Record Book 3887 Page 462, granted and conveyed unto William H. Boucher and Tania K. Boucher, his wife, in fee.

TAX Parcel Number: 600100042800

UPI Number: 60-1-4.28

IMPROVEMENTS: Residential dwelling

PLAINTIFF: Vincent Rapinesi

VS

DEFENDANT: **PANDELIDIS & KOUDIS PARTNERSHIP and PASQUALE & KATHLEEN EVANGELISTA**

SALE ADDRESS: 133 Ronway Drive, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ROBERT A. DeLUCA, 610-924-0999**

SALE NO. 12-7-496

Writ of Execution No. 11-13419

DEBT \$242,656.04

ALL THAT CERTAIN message and lot of land situate in the Fourth Ward of the Borough of Spring City, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake a corner in the aforesaid West Bridge Street, thence along the same, north eighty degrees west, seventy-six feet to a stake or pin in said street; thence by Lot No. Two and land formerly of Margaret Shengle, north three and one-quarter degrees west, two hundred

feet to a stake or pin; thence by land formerly of Margaret Shengle south eighty degrees east twenty-four feet nine inches (referred to as twenty-two feet nine inches in certain prior deeds) to a stake or pin; thence by lands formerly of the American Wood Paper Company (now Church Street) south eleven degrees east two hundred fourteen feet and four inches to the first mentioned point and place of beginning.

CONTAINING nine thousand eight hundred forty-seven square feet of land, be the same more or less.

BEING known as: 201 West Bridge Street

IMPROVEMENTS: Commercial building

PLAINTIFF: Customers Bank

VS

DEFENDANT: **REBECCA C. INTERRANTE**

SALE ADDRESS: 201 Bridge St, Spring City, PA

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT, 610-436-9300**

SALE NO. 12-7-498

Writ of Execution No. 12-00511

DEBT \$339,830.94

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

BEING known as 1603 Barbara Drive, (West Bradford Township), Downingtown, PA 19335

PARCEL Number: 50-05A-0343

IMPROVEMENTS: Residential property

PLAINTIFF: Wells Fargo Bank NA (Trustee) DBA Argent Mortgage Company LLC DBA Asset-Backed Pass-Through Certificates Series 2005

VS

DEFENDANT: **MARGARET & MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 12-7-499**Writ of Execution No. 12-01382****DEBT \$508,145.32**

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

BEING known as 9 Belmont Circle, (London-Grove Township), Avondale, PA 19311

PARCEL Number: 9-09-0038

IMPROVEMENTS: Residential property

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

VS

DEFENDANT: **JOSEPH aka N. & ASHLEY aka SARA SCHULTE**

SALE ADDRESS: 9 Belmont Circle, Avondale, PA 19311

PLAINTIFF ATTORNEY: **PAIGE MARIE PRONOVOST, 856-669-5400**

SALE NO. 12-7-500**Writ of Execution No. 12-01550****DEBT \$685,965.11**

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

BEING known as 730 South Westbourne Road, (Thornbury Township), West Chester, PA 19382

PARCEL Number: 66-7-6.17

IMPROVEMENTS: Residential property

PLAINTIFF: US Bank National Association (Trustee) DBA JP Morgan Mortgage Acquisition Corp 2005-OPT1 ASS

VS

DEFENDANT: **DIANE C. & STEPHEN B. BATES**

SALE ADDRESS: 730 South Westbourne Road, West Chester, PA 19382

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

SALE NO. 12-7-502**Writ of Execution No. 12-00047****DEBT \$526,319.16**

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

BEING known as 450 Wrigley Boulevard, (Londonderry Township), Cochranville, PA 19330

PARCEL Number: 46-2-220

IMPROVEMENTS: Residential property

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

VS

DEFENDANT: **JOHN & YVETTE DIVELY**

SALE ADDRESS: 450 Wrigley Boulevard, Cochranville, PA 19330

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

SALE NO. 12-7-503**Writ of Execution No. 10-04833****DEBT \$712,444.98**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, Chester County and Commonwealth of Pennsylvania described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated 5-4-2004 last revised 6-15-2005 and recorded as Plan File No. 17557, bounded and described as follows to wit:

BEGINNING at a point on the southerly side of Pennswick Drive a corner of Lot 46 on said Plan, thence extending along said Lot, south 07 degrees 25 minutes 36 seconds east 215.92 feet to a point in line of Open Space, thence extending along same the two following courses and distances, (1) south 85 degrees 57 minutes 38 seconds west 100.18 feet to a point on the northerly right-of-way line of Sunoco Pipeline L.P. easement, and (2) north 07 degrees 25 minutes 36 seconds west 210.00 feet to a point on the southerly side of Penswick Drive, thence extending along same, north 82 degrees 34 minutes 24 seconds east 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 45 on said Plan.

TAX ID/Parcel No. #29-5-1.45

BEING known as: 3 Pennswick Drive, Downingtown, PA 19335

PROPERTY ID No.: 29-05-001.450

TITLE to said premises is vested in Jerard Brown by Deed from Southdown Homes, L.P. a Pennsylvania Limited Partnership by Southdown Properties, Inc., its general partner dated 12/21/06 recorded 12/29/06 in Deed Book 7045 Page 1307.

PLAINTIFF: HSBC Bank USA
National Association
VS

DEFENDANT: **JERARD BROWN**

SALE ADDRESS: 3 Pennswick Drive,
Downingtown, PA 19335

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

SALE NO. 12-7-504

Writ of Execution No. 12-00122

DEBT \$361,888.91

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

BEING known as 534 Black Horse Road, Chester Springs, PA 19425

PARCEL Number: 25-7-18

IMPROVEMENTS: Residential property

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

VS

DEFENDANT: **HARRY F. HAMER**

SALE ADDRESS: 534 Black Horse Road, Chester Springs, PA 19425

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

SALE NO. 12-7-505

Writ of Execution No. 12-00712

DEBT \$575,216.29

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

BEING known as 99 Wiand Lane, Spring City, PA 19475

PARCEL Number: 18-05-0166.01C

IMPROVEMENTS: Residential property

PLAINTIFF: MTGLQ Investors LP (D/B/A) DBA Wells Fargo Bank NA (S/B/M) DBA Wells Fargo Home Mortgage Inc (F/K/A)

VS

DEFENDANT: **ANTHONY aka M. &**

LAURIE aka A. CUSIC

SALE ADDRESS: 99 Wiand Lane, Spring City, PA 19475

PLAINTIFF ATTORNEY: **STUART PAUL WINNEG, 856-669-5400**

SALE NO. 12-7-506

Writ of Execution No. 12-00876

DEBT \$141,431.71

ALL THAT CERTAIN lot or piece of ground situate in the Penn Township, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of C. Edward Graves, Michael J. and Donna L. Biondi, made by Robert H. Smith, Professional Land Surveyor, West Grove, PA, dated February 2, 1986 as follows, to wit:

BEGINNING at a point on the westerly side of Woodcrest Road (T-356) said point being the southeasterly corner of lands now or formerly of Evelyn R. Ciarrocchi (as shown on said Plan); thence extending from said beginning point and along the said side of Woodcrest Road, south 6 degrees 26 minutes 15 seconds east, 443.33 feet to a point a corner of other lot as shown on said Plan; thence extending along same south 83 degrees 33 minutes 45 seconds west, 259.88 feet to a point in line of lands now or formerly of Robert F. and Martha S. Hosford, thence extending along the same north 6 degrees 56 minutes 40 seconds west, 400 feet to a point in line of lanes now or formerly of Evelyn R. Ciarrocchi, thence extending along the same north 73 degrees 15 minutes 30 seconds east, 267.74 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Donna L. Kirby and Gary Kirby by Deed from Donna L. Biondi n/k/a Donna L. Kirby, dated September 4, 2007 and recorded September 5, 2007 in Deed Book 7257, Page 788.

PREMISES being known as: 321 Woodcrest Road, West Grove, Pennsylvania 19390.

TAX I.D. #: 58-4-136.1

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

VS

DEFENDANT: **DONNA L. & GARY KIRBY**

SALE ADDRESS: 321 Woodcrest Road, West Grove, PA 19390

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

SALE NO. 12-7-507
Writ of Execution No. 11-12456
DEBT \$254,171.40

BY virtue of a Writ of Execution No. 11-12456

OWNER(S) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania, being 59 Oak Knoll Drive, Tredyffrin, PA 19312-1283

UPI No. 43-10K-259

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$254,171.40

PLAINTIFF: Deutsche Bank Trust Company Americas (Trustee) AKA Rali 2006QS6 VS

DEFENDANT: **ROSS E. BELBER**

SALE ADDRESS: 59 Oak Knoll Drive, Tredyffrin, PA 19312

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

SALE NO. 12-7-508
Writ of Execution No. 11-12071
DEBT \$112,734.64

BY virtue of a Writ of Execution No. 11-12071

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 303 Essex Street, Coatesville, PA 19320-2304

UPI No. 39-4E-262

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$112,734.64

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ANTHONY aka ANTHONY JOHNSON & TAMMY JOHNSON**

SALE ADDRESS: 303 Essex Street, Coatesville, PA 19320

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

SALE NO. 12-7-510
Writ of Execution No. 11-13696
DEBT \$368,034.18

BY virtue of a Writ of Execution No. 11-13696

OWNER(S) of property situate in Honey Brook Township, Chester County, Pennsylvania, being 200 Pine Tree Drive, Honey

Brook, PA 19344-1263

UPI No. 22-9-39.25L

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$368,034.18

PLAINTIFF: Wells Fargo Bank NA (D/B/A) DBA First Mortgage Home Loans

VS

DEFENDANT: **WILLIAM S. & MIA D. JAMES WATERS**

SALE ADDRESS: 200 Pine Tree Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **CHRISO-VALANTE P. FLIAKOS, 856-482-1400**

SALE NO. 12-7-511
Writ of Execution No. 09-02846
DEBT \$229,292.65

BY virtue of a Writ of Execution No. 09-02846

OWNER(S) of property situate in West Chester Borough, Chester County, Pennsylvania, being 718 Hillside Drive, West Chester, PA 19380-2360

UPI No. 01-02-58

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$229,292.65

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MICHAEL & CRYSTAL TOWNSEND**

SALE ADDRESS: 718 Hillside Dr, West Chester, PA 19380

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

SALE NO. 12-7-512
Writ of Execution No. 09-09733
DEBT \$116,316.40

BY virtue of a Writ of Execution No. 09-09733

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 340 Mount Pleasant Street, Coatesville, PA 19320-3004

UPI No. 16-4-28.1

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$116,316.40

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **THOMAS GROVE**

SALE ADDRESS: 340 Mount Pleasant
St, Coatesville, PA 19320

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

SALE NO. 12-7-513

Writ of Execution No. 11-12896

DEBT \$98,610.29

BY virtue of a Writ of Execution No.
11-12896

OWNER(S) of property situate in the
Borough of Downingtown, Chester County,
Pennsylvania, being 17 Stuart Avenue,
Downingtown, PA 19335-2524

UPI No. 11-7-322

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$98,610.29

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **PAUL L. & JANET
E. aka JANET NICHOLSON**

SALE ADDRESS: 17 Stuart Avenue,
Downingtown, PA 19335

PLAINTIFF ATTORNEY:
MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 12-7-514

Writ of Execution No. 11-03510

DEBT \$69,947.96

BY virtue of a Writ of Execution No.
11-03510

OWNER(S) of property situate in the
Township of West Pikeland, Chester County,
Pennsylvania, being 921 Samantha Circle, Chester
Springs, PA 19425-2130

UPI No. 34-3H-192

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$69,947.96

PLAINTIFF: Sovereign Bank

VS

DEFENDANT: **MICHAEL P. GUNN**
SALE ADDRESS: 921 Samantha
Circle, Chester Springs, PA 19425

PLAINTIFF ATTORNEY:
MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 12-7-515

Writ of Execution No. 11-13488

DEBT \$198,693.48

BY virtue of a Writ of Execution No.
11-13488

OWNER(S) of property situate in the
Township of West Sadsbury, Chester County,
Pennsylvania, being 4499 Upper Valley Road,
Parkesburg, PA 19365-1606

UPI No. 36-5-59.3

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$198,693.48

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

VS

DEFENDANT: **JEFFREY R. &
CHRISTINA MARIE HITTINGER**

SALE ADDRESS: 4499 Upper Valley
Road, Parkesburg, PA 19365

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

SALE NO. 12-7-516

Writ of Execution No. 10-07549

DEBT \$70,024.88

BY virtue of a Writ of Execution No.
10-07549

OWNER(S) of property situate in the
3rd Ward of the City of Coatesville, Chester
County, Pennsylvania, being 24 North 3rd Avenue,
Coatesville, PA 19320-3222

UPI No. 16-5-184

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$70,024.88

PLAINTIFF: PNC Bank N.A.

VS

DEFENDANT: **TERENCE H.
NIXON**

SALE ADDRESS: 24 North 3rd Ave,
Coatesville, PA 19320

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

SALE NO. 12-7-517

Writ of Execution No. 11-09751

DEBT \$179,008.69

BY virtue of a Writ of Execution No.
11-09751

OWNER(S) of property situate in the
Township of Valley, Chester County,
Pennsylvania, being 14 Edin Lane, Coatesville, PA
19320-5718

UPI No. 38-2P-23.4

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$179,008.69
PLAINTIFF: Bank of America
(S/B/M) AKA BAC Home Loans Servicing LP
VS

DEFENDANT: **MARIAN BRYANT
and CLARENCE E. TILGHMAN, SR.**

SALE ADDRESS: 14 Edin Lane,
Coatesville, PA 19320

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

SALE NO. 12-7-518
Writ of Execution No. 09-04548
DEBT \$164,159.98

BY virtue of a Writ of Execution No.
2009-04548-CO

OWNER(S) of property situate in the
Township of West Caln, Chester County,
Pennsylvania, being 1932 Telegraph Road, Honey
Brook, PA 19344-9011

UPI No. 28-4-43
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$164,159.98
PLAINTIFF: Countrywide Home
Loans Servicing LP

VS
DEFENDANT: **ZULMA Y. BOYD**
SALE ADDRESS: 1932 Telegraph
Road, Honey Brook, PA 19344
PLAINTIFF ATTORNEY: **JENINE
REBECCA DAVEY, 215- 563-7000**

SALE NO. 12-7-519
Writ of Execution No. 11-03434
DEBT \$224,991.31

BY virtue of a Writ of Execution No.
11-03434

OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania,
being 832 Dana Drive, Coatesville, PA 19320-
2264

UPI No. 39-3-161.6
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$224,991.31
PLAINTIFF: Flagstar Bank F S B
VS
DEFENDANT: **ALEXANDER M. &
JEFFERY D. COULTER**

SALE ADDRESS: 832 Dana Drive,
Coatesville, PA 19320

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

SALE NO. 12-7-520
Writ of Execution No. 11-12432
DEBT \$153,080.74

BY virtue of a Writ of Execution No.
11-12432

OWNER(S) of property situate in
Valley Township, Chester County, Pennsylvania,
being 910 Lafayette Street, Coatesville, PA 19320-
2629

UPI No. 38-5C-35
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$153,080.74
PLAINTIFF: GMAC Mortgage LLC
VS
DEFENDANT: **KERRI & STEPHEN
J. SCHWARTZ**

SALE ADDRESS: 910 Lafayette
Street, Coatesville, PA 19320

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

SALE NO. 12-7-521
Writ of Execution No. 11-13458
DEBT \$237,901.44

BY virtue of a Writ of Execution No.
11-13458

OWNER(S) of property situate in the
Borough of West Chester, Chester County,
Pennsylvania, being 239 West Union Street, West
Chester, PA 19382-3326

UPI No. 1-9-641.2
IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$237,901.44
PLAINTIFF: Bank of America NA
(S/B/M) fka BAC Home Loans Servicing, LP
(F/K/A) Countrywide Home Loans Servicing, LP

VS
DEFENDANT: **JAMES F. &
DIANNE E. HORVATH**

SALE ADDRESS: 239 West Union
Street, West Chester, PA 19382

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

SALE NO. 12-7-522
Writ of Execution No. 11-10013
DEBT \$195,795.71

BY virtue of a Writ of Execution No.
11-10013

OWNER(S) of property situate in the
Borough of Atglen, Chester County, Pennsylvania,

being 602 Cattail Road, Atglen, PA 19310-9739
 UPI No. 7-6-1.21
 IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$195,795.71
 PLAINTIFF: GMAC Mortgage LLC
 VS
 DEFENDANT: **JAMES J. GRAM-**

LICH

SALE ADDRESS: 602 Cattail Road,
 Atglen, PA 19310

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

SALE NO. 12-7-523

Writ of Execution No. 11-12829

DEBT \$189,021.18

BY virtue of a Writ of Execution No.
 11-12829

OWNER(S) of property situate in
 London Britain Township, Chester County,
 Pennsylvania, being 1 Old Post Road, Landenberg,
 PA 19350-9654

UPI No. 73-3-27.5

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$189,021.18

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **MAUREEN
 FRANCES RUNGE (Executrix and Devisee)**

SALE ADDRESS: 1 Old Post Road,
 Landenberg, PA 19350

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

SALE NO. 12-7-524

Writ of Execution No. 11-11391

DEBT \$158,022.36

BY virtue of a Writ of Execution No.
 11-11391

OWNER(S) of property situate in the
 Borough of South Coatesville, Chester County,
 Pennsylvania, being 11 Baxter Street, Coatesville,
 PA 19320-3738

UPI No. 9-2-78.1

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$158,022.36

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **ERNEST A. a/k/a
 ERNEST ALLEN & LINDA J. HOMER**

SALE ADDRESS: 11 Baxter Street,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTI-
 NA C. VIOLA, 215-886-8790**

SALE NO. 12-7-525

Writ of Execution No. 11-13699

DEBT \$270,861.18

BY virtue of a Writ of Execution No.
 11-13699

OWNER(S) of property situate in the
 Township of West Vincent, Chester County,
 Pennsylvania, being 3 Springwood Lane, Chester
 Springs, PA 19425-20-5

UPI No. 25-3-19.3

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$270,861.18

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **RACHAEL SHAW**

SALE ADDRESS: 3 Springwood
 Lane, Chester Springs, PA 19425

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

SALE NO. 12-7-526

Writ of Execution No. 11-14004

DEBT \$190,062.01

BY virtue of a Writ of Execution No.
 2011-14004

OWNER(S) of property situate in the
 Township of West Goshen, Chester County,
 Pennsylvania, being 990 Fern Hill Road Unit 103,
 a/k/a 990 Fern Hill Road #103, West Chester, PA
 19380-4279

UPI No. 52-3-174.1B

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$190,062.01

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **GREGORY LEWIS
 MIKESELL**

SALE ADDRESS: 990 Fern Hill Unit
 103 a/k/a 990 Fern Hill Road, West Chester, PA
 19380

PLAINTIFF ATTORNEY:
MATTHEW BRUSHWOOD, 215-563-7000

SALE NO. 12-7-527
Writ of Execution No. 11-07602
DEBT \$429,574.36

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

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

UPI No. 29-7-157.3

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$429,574.36

PLAINTIFF: PHH Mortgage

Corporation

VS

DEFENDANT: **STEVEN & DONNA**
MURATORE

SALE ADDRESS: 25 Jamie Lane,
 Coatesville, PA 19320

PLAINTIFF ATTORNEY: ELISSA
 JUSTINE CANTWELL, 215-563-7000

SALE NO. 12-7-528
Writ of Execution No. 11-13464
DEBT \$163,739.19

BY virtue of a Writ of Execution No.
 2011-13464-RC

OWNER(S) of property situate in the
 Township of Valley, Chester County,
 Pennsylvania, being 2 Marc Drive, Coatesville, PA
 19320-2777

UPI No. 38-4-148

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$163,739.19

PLAINTIFF: Wells Fargo Bank NS

VS

DEFENDANT: **AARON JOHN**
BROWN

SALE ADDRESS: 2 Marc Drive,
 Coatesville, PA 19320

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

SALE NO. 12-7-529
Writ of Execution No. 11-09244
DEBT \$191,461.44

BY virtue of a Writ of Execution No.
 11-09244

OWNER(S) of property situate in the
 Township of Caln, Chester County, Pennsylvania,
 3307 Summit Avenue, Downingtown, PA 19335

UPI No. 39-4L-85.1

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$191,461.44

PLAINTIFF: Wells Fargo Bank NS

VS

DEFENDANT: **DEBORAH ANN**
(Executrix/Devisee) CASETETTER

SALE ADDRESS: 3307 Summit
 Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: ALLISON
 WELLS, 215-563-7000

SALE NO. 12-7-530
Writ of Execution No. 12-00044
DEBT \$140,980.27

BY virtue of a Writ of Execution No.
 12-00044

OWNER(S) of property situate in the
 North Coventry Township, Chester County,
 Pennsylvania, being 1513 Sheffield Lane,
 Pottstown, PA 19465-7273

UPI No. 17-2-15.14

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$40,980.27

PLAINTIFF: Bank of America N A
 (S/B/M) f/k/a BAC Home Loans Servicing LP

VS

DEFENDANT: **BRUCE W. & BAR-**
BARA Q. THIM

SALE ADDRESS: 1513 Sheffield
 Lane, Pottstown, PA 19464

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

SALE NO. 12-7-531
Writ of Execution No. 09-13410
DEBT \$673,712.93

BY virtue of a Writ of Execution No.
 09-13410

OWNER(S) of property situate in West
 Bradford Township, Chester County,
 Pennsylvania, being 1306 Brownsville Drive,
 Romansville, PA 19320-4783

UPI No. 50-4-182

IMPROVEMENTS thereon: residential
 dwelling

JUDGMENT amount: \$673,712.93

PLAINTIFF: Deutsche Bank Trust
 Company

VS

DEFENDANT: **KIERON MARKS &**
ROBERT PARNELL

SALE ADDRESS: 1306 Brownsville Rd., Romansville, PA 19320

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

SALE NO. 12-7-532
Writ of Execution No. 11-13883
DEBT \$164,367.30

BY virtue of a Writ of Execution No. 11-13883

OWNER(S) of property situate in East Fallowfield Township, Chester County, Pennsylvania, being 101 South Inverness Way, East Fallowfield, PA 19320-4352

UPI No.47-4-504

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$164,367.30

PLAINTIFF: Wells Fargo Bank

VS

DEFENDANT: **THOMAS A. & SUZANNE J. MADONNA**

SALE ADDRESS: 101 South Inverness Way, Coatesville, PA 19320

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

SALE NO. 12-7-533
Writ of Execution No. 11-13600
DEBT \$103,775.89

BY virtue of a Writ of Execution No. 11-13600

OWNER(S) of property situate in Township of Warwick, Chester County, Pennsylvania, being 463 Trythall Road, Elverson, PA 19520-8824

UPI No. 19-05-0009

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$103,775.89

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

VS

DEFENDANT: **MARIO & CATHERINE D'ORSANEO**

SALE ADDRESS: 463 Trythall Road, Elverson, PA 19520

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

SALE NO. 12-7-534
Writ of Execution No. 10-09954
DEBT \$151,948.04

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Parkesburg, County of Chester and State of Pennsylvania, bounded and described according to a plan of a subdivision of land of View of the Park, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, Pennsylvania, dated 11/25/1987 and recorded 02/09/1988 as Plan No. 7901-7903, as follows, to wit:

BEGINNING at a point in the title line in the bed of Third Avenue said point being a corner of Lot No. 15 as shown on said plan, thence extending along title line in the bed of Third Avenue, 78 degrees 53 minutes east, 16.50 feet to a point, a corner of Lot No. 13; Thence extending along the same, south 11 degrees 07 minutes east, 137.07 feet to a point on the north side of Third Avenue; Thence extending along the same, south 78 degrees 53 minutes west, 16.50 feet to a point, a corner of Lot No. 15; Thence extending along the same, north 11 degrees 07 minutes west 137.07 feet to the first mentioned point and place of beginning.

Tax PARCEL #8-5-365.14

PROPERTY ADDRESS: 398 West 3rd Avenue, Parkesburg, PA 19365

IMPROVEMENTS: A residential dwelling.

SOLD AS THE PROPERTY OF: Yvonne Rustin by deed from: Raymond D. Rustin and Yvonne Rustin, formerly husband and wife. Dated: 06/23/2004 and recorded: 06/28/2004. Book: 6203 Page: 384

PLAINTIFF: Citimortgage Inc.

VS

DEFENDANT: **YVONNE RUSTIN**

SALE ADDRESS: 398 West 3rd Ave., Parkesburg, PA 19365

PLAINTIFF ATTORNEY: MICHAEL TROY FREEDMAN, 215-886-8790

SALE NO. 12-7-535
Writ of Execution No. 10-02466
DEBT \$415,215.41

ALL THAT CERTAIN lot or piece of ground situate in the Township of Honey Brook, County of Chester, and Commonwealth of Pennsylvania, bounded and described to a final plan of Tobi Hill Farm, Phase I, prepared by Jeffrey T. Burrell, Sr., P.E. & Associates dated 5/4/1998 last revised 9/30/1999 and recorded in

Chester County as Plan #15099 as follows, to wit:

BEGINNING at a point on the north-easterly side of Dampman Road, a corner of Lot #23 as shown on said plan, thence from said point of beginning along said side of Dampman Road the 2 following courses and distances (1) north 25 degrees 06 minutes 57 seconds west 239.320 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point on the southerly side of Kirk Drive, thence along the said side of Kirk Drive north 64 degrees 53 minutes 15 seconds east 202.510 feet to a corner of Lot #25, thence along Lot #24 south 25 degrees 6 minutes 45 seconds east 264.321 feet to a corner of Lot #23, thence along Lot #23 south 64 degrees 53 minutes 14 seconds west 227.496 feet to the first mentioned point and place of beginning.

BEING lot #24 as shown on said plan.

BEING Parcel Number 22-4-119.1C

BEING the same premises which

Lawrence V. Beck, Jr. and Lisa Ann Beck, by her agent, Lawrence V. Beck, Jr. by deed dated 7/14/2000 and recorded 7/28/2000 in and for Chester County in Deed Book 4792 Page 551 granted and conveyed unto Craig J. Laloup and Beverly L. Laloup, in fee.

PLAINTIFF: Chase Home Finance

LLC

VS

DEFENDANT: **CRAIG & BEVERLY**

LALOUP

SALE ADDRESS: 10 Southwind Dr.,
Honey Brook, PA

PLAINTIFF ATTORNEY: CHRISTOPHER ARTHUR DeNARDO, 810-278-6800



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