



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

(USPS 102-900)

*The Official Legal Publication for Chester County*

Vol. 59

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# Chester County Law Reporter

(USPS 102-900)

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**Commonwealth v. Washington**

Transcription of preliminary hearing – Disparity of dates alleged in criminal case  
– Abuse of discretion in sentencing

1. It is not inconsistent to hold that the absence of a preliminary hearing transcript does not necessarily deprive a defendant of a fair trial or due process of law and to also recognize that unequal access to such a transcript, depending on a defendant's economic ability to buy it, is a violation of the Equal Protection Clause.
2. There is no *per se* requirement that preliminary hearings be transcribed verbatim.
3. The Commonwealth has a duty to provide notice to a defendant that will fix the date when an alleged offense occurred with reasonable certainty; however, due process does not demand inerrant precision in specifying the dates of an alleged crime. Indictments must be read in a common sense manner and are not to be construed in an overly technical sense. Moreover, a variance is not fatal to a prosecution unless it will mislead the defendant at trial, impairs a substantial right, or involves an element of surprise that would prejudice efforts to prepare a defense.
4. Sentencing is a matter vested within the sound discretion of the trial court and a sentence will not be disturbed on appeal absent a manifest abuse of discretion. An abuse of discretion in sentencing will be found only where a trial judge ignores or misapplies the law, exercises its judgment for reasons of partiality, prejudice, bias or ill will, or arrives at a manifestly unreasonable decision. A trial court must follow the general principle that the sentence imposed should call for confinement that is consistent with the protection of the public, the gravity of the offense as it relates to the impact on the life of the victim and on the community, and the rehabilitative needs of the defendant.
5. A challenge to a sentence that is legal on its face must raise a substantial question as to the appropriateness of the sentence by demonstrating that the actions of the sentencing court are inconsistent with the Sentencing Code or contrary to the fundamental norms underlying the sentencing process.
6. Where each sentence imposed is within statutory limits, there is a presumption that the sentence is not excessive. Further, a sentence imposed within statutory limits can not be an abuse of discretion unless the sentence is so manifestly excessive as to inflict too severe a punishment.
7. The sentencing guidelines of this Commonwealth are not to be slavishly followed as an inerrant mathematical formula, but rather, as an important guide to factors that inform the sentencing decision. A criminal defendant is entitled to a sentence that is appropriate in light of the individualized facts of the underlying incident.
8. The defendant complains that his right to effectively confront and cross-examine the arresting officer at trial was impeded because he did not have a preliminary hearing transcript of the arresting officer's testimony. Therefore,

defendant concluded it was error for this Court to deny the defense petition for a new preliminary hearing. Defendant did not suggest that any particular testimony offered at trial could have been impeached with prior preliminary hearing testimony nor that defendant was prejudiced in any way by not having the testimony preserved. The defendant next complains that it was error for this Court to decline to dismiss the charges based on a disparity between the dates recited in the criminal information and the dates on which the Commonwealth ultimately alleged the crimes to have been committed. The Court noted difficulty conceiving how the defendant was prejudiced by what was, essentially, a typo in the criminal information lodged against him in this case. There was no question the defendant had notice as to the actual dates the Commonwealth alleged the crimes to have occurred as the affidavit of probable cause entered at the preliminary hearing at the District Court accurately reflects the dates of the two transactions. The defendant never contended that the two dates were unknown to him, or created unfair surprise. Rather, the defendant argued that the garbled date in the information in itself was sufficient for dismissal. In this case, the defendant also pleaded no contest to a second or subsequent violation of 35 P.S. 113(a)(30) (possession of a counterfeit controlled substance with the intent to distribute) which provides for a maximum penalty of twenty (20) years incarceration because any person convicted of a second or subsequent offense under clause (30) may be imprisoned for a term up to twice the term otherwise authorized. There is no substantial question raised that the sentences are contrary to the fundamental norms underlying the sentencing process. For all of the foregoing reasons, this Court respectfully requested its decision be affirmed.

R.E.M.

C.C.P. Chester County Criminal Action No. CR 5215-2007; Commonwealth of Pennsylvania v. Monte Albert Washington

Nicholas Casenta for the Commonwealth  
Kelly A. Work for Defendant  
Mahon, J.; May 30, 2009:-

[Editor's note: Affirmed by the Superior Court on February 18, 2010, # 3575 EDA 2008]

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS  
:  
:  
v. : CHESTER COUNTY, PENNSYLVANIA  
:  
:  
:  
MONTE ALBERT WASHINGTON : NO. CR 5215-2007

Nicholas Casenta, Attorney for the Commonwealth  
Kelly A. Work, Attorney for Defendant

### **OPINION**

**AND NOW**, this 30<sup>th</sup> day of May 2009, this Opinion is filed pursuant to Pa. R.A.P. 1925(a) in response to defendant's timely statement of Matters Complained of on Appeal filed on December 8, 2008. Defendant contends this Court erred in denying defendant's motion for a new preliminary hearing, further erred in denying defendant's motion to dismiss and abused its discretion in sentencing.

### **FACTUAL AND PROCEDURAL HISTORY**

The instant matter arises out of two narcotics sales defendant made to members of the Chester County Drug Task Force on August 17, 2006 and January 11, 2007. On August 26, 2008, following a two-day jury trial, Monte Washington ("defendant") was found guilty of possession of a controlled substance with intent to deliver (cocaine), Pa.C.S. 35 §780-113(a)(16), and possession of drug paraphernalia, Pa.C.S. 35 §780-113(a)(32). Sentencing was deferred so that a pre-sentence investigation report could be prepared. On October 15, 2008 the defendant was sentenced to a term of incarceration of three-and-one-half to ten years, with no further penalty imposed for the charge of possession of drug paraphernalia. On November 26, 2008, the defendant pleaded no contest to the additional charge of possession with intent to deliver a counterfeit controlled substance (second or subsequent offense), Pa.C.S. 35 §780-113(a)(30), and was sentenced that day.<sup>1</sup> On the charge of possession of a counterfeit substance, the Court sentenced the defendant to a term of incarceration of two to ten years, to be served consecutive to the sentence imposed previously. This timely appeal followed.

### **DISCUSSION**

The defendant complains that his right to effectively confront and cross-examine

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<sup>1</sup> The charge of possession of a counterfeit substance, while contained in the original criminal information in this matter was severed from the other charges upon this Court's Order of August 25, 2008.

the arresting officer at trial is impeded because he does not have a preliminary hearing transcript of the arresting officer's testimony. Therefore defendant concludes that it was error for this Court to deny the defense petition for a new preliminary hearing. Defendant does not suggest that any particular testimony offered at trial could have been impeached with prior preliminary hearing testimony nor that defendant was prejudiced in any way by not having the testimony preserved.

In this case, a preliminary hearing was held on December 12, 2007 before Magisterial District Judge Knapp, at which a *prima facie* case was found to have been made by the Commonwealth and the matter was held over on all charges. At that preliminary hearing, the defendant was represented by counsel from the Chester County public defender. However, the testimony at that hearing was not preserved verbatim. While an aural recording device was used, later investigation of the two audiotapes created revealed that the testimony had not been preserved; no audible testimony remained.<sup>2</sup> Defense counsel did, however, make notes of both his cross-examinations and the Commonwealth's direct examinations.

In arguing for a new preliminary hearing in this matter, the defendant urged that *Commonwealth v. Dean*, (501 A.2d 269 (Pa.Super.1985), stands for the proposition that the production of a transcript of the testimony of a preliminary hearing is mandatory, and that its absence deprives the defendant of counsel's ability to effectively cross-examine the Commonwealth's witnesses. (Notes of Testimony ("NT"), pre-trial motion hearing (8/25/08) at pp. 2-3.) Defendant's reliance on *Dean* is misplaced. First, the holding in *Dean* is limited to the proposition that, upon request, an indigent defendant is entitled to a preliminary hearing transcript at the Commonwealth's expense. *Dean* at 270. The issue the *Dean* Court answered was one of the contours of the equal protection guarantee; that is, whether an indigent defendant should have assured access to a transcript that a more prosperous defendant could afford to procure for himself. The *Dean* Court made no pronouncement that preliminary hearings must always be reduced to a verbatim record. On the contrary, the Court holding was narrowly tailored on the grounds of equal protection of law between defendants of various means; the Court specifically rejected the notion that its holding supports the contention defendant now advances:

It is not inconsistent to hold that the absence of a preliminary hearing transcript does not necessarily deprive a defendant of a fair trial or due process of law and to also recognize that unequal access to such a transcript,

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<sup>2</sup> The preliminary hearing was held prior to the adoption of electronic recording devices that eliminate magnetic tape as a recording medium. However, it remains that neither defense counsel, nor the attorney for the Commonwealth upheld their duty to "ensure that [recording] equipment is functioning during the proceeding" if it is their decision to use court-provided recording equipment. (See attached District Court Operational Regulation 10-2006, 6/21/2006)

depending on a defendant's economic ability to buy it, is a violation of the Equal Protection Clause.

*Commonwealth v. Dean*, 501 A.2d 269, 271 (Pa.Super. 1985).

In the case *sub judice*, there is no question of disparate treatment of the defendant due to his indigence, or indeed, for any other reason. Rather, the lack of a verbatim record of the preliminary hearing is due to a technical malfunction wholly unrelated to the defendant's penury. The undersigned is aware of no authority that suggests that the lack of a preliminary hearing transcript is, by itself, a denial of due process of law. On the contrary, it has long been the rule that there is no *per se* requirement that preliminary hearings be transcribed verbatim. See *Commonwealth v. Minifield*, 310 A.2d 366 (Pa.Super. 1973). In this case, both the Commonwealth and the defense were, necessarily, limited to those notes made contemporaneously with the preliminary hearing. There is no suggestion that the defense was in any way less able to avail itself of means to memorialize the testimony at the preliminary hearing than was the Commonwealth, or any other defendant in any other case. In this regard, it is noteworthy that both the Commonwealth and the defense failed to check the condition of the recording tape at the conclusion of the preliminary hearing. (NT 8/25/08 at p. 6.) In such a circumstance, it is impossible to conclude that a defendant is somehow more disadvantaged in trial preparation than is the Commonwealth. Furthermore, defendant was given the opportunity to make a verbatim aural transcript of the preliminary hearing and failed to do so. He was not treated differently than any other criminal defendant. He was provided with the means to record the preliminary hearing. His failure to do so should afford no relief in this direct appeal.

The defendant next complains that it was error for this Court to decline to dismiss the charges based on a disparity between the dates recited in the criminal information and the dates on which the Commonwealth ultimately alleged the crimes to have been committed.

It is true that the Commonwealth has a duty to provide notice to a defendant that will "fix the date when an alleged offense occurred with reasonable certainty" *Commonwealth v. Jette*, 818 A.2d 533, 535 (Pa.Super. 2003). However, due process does not demand inerrant precision in specifying the dates of an alleged crime. *Commonwealth v. Einhorn*, 911 A.2d 960, 978 (Pa.Super. 2006). In this regard, the Superior court has held "indictments must be read in a common sense manner and are not to be construed in an overly technical sense." *Id.* Moreover, a variance is not fatal to a prosecution unless it will mislead the defendant at trial, impairs a substantial right, or involves an element of surprise that would prejudice the defendant's efforts to prepare a defense. *Commonwealth v. Hacker*, 959 A.2d 380, 390 (Pa.Super. 2008). In the instant matter, there is no doubt that from the preliminary hearing held in the District Court onward, the Commonwealth intended to

allege the defendant engaged in two criminal episodes involving the sale of controlled substances (or counterfeit analogs thereof) and provided defendant with notice of the following: one transaction occurred on August 17, 2006, while the second occurred January 11, 2007. However, the criminal information filed in this case transposed and combined those dates to erroneously allege the drug transactions to have occurred on January 17, 2007.

It is difficult for the undersigned to conceive how the defendant can be prejudiced by what is, essentially, a typo in the criminal information lodged against him in this case. First, there is no question the defendant had notice as to the actual dates the Commonwealth alleged the crimes to have occurred: the affidavit of probable cause entered at the preliminary hearing at the District Court accurately reflects the dates of the two transactions. Moreover, on both occasions, the transactions involved the same police officers: Detective Michael Carsello of the Tredyfferin Township police department (a member the Chester County Drug Task Force) with Detective James Gorman of the West Chester police department providing surveillance of the transactions. To contend that the criminal information's combining those two dates somehow deprives the defendant of notice of what the Commonwealth intended to prove at trial would be to elevate form over substance in a way that beggars common sense. Significantly, the defendant never contended that the two dates were unknown to him, or created unfair surprise. Rather, the defendant argued that the garbled date in the information *in itself* was sufficient for dismissal. Defense counsel made clear that the trial preparation in this case already assumed the correct dates:

THE COURT: What prejudice does it cause you to proceed on charges for events that are alleged to have taken place January 11<sup>th</sup>, 2007 or August 17 of 2006?

MS. WORK: **I suppose that me, personally, it doesn't cause any prejudice because I'm prepared to proceed with those dates.** However there's no evidence or information as far as January 17<sup>th</sup> of 2007 that any criminal activity took place.

THE COURT: What prejudice would an amendment to accurately reflect the charges and dates cost you since everyone has been laboring under the assumption that the events took place on January 11<sup>th</sup>, 2007 and August 17 of 2006, and there was nothing in any of this to reflect a date of January 17 of 2007?

MS. WORK: The prejudice is that this is a document filed with the Court. That that's the date when they're saying as far as what's reflect-



ed with the Court of Common Pleas as to when this criminal activity allegedly took place.

The COURT: If I grant the Commonwealth's request to amend, what prejudice does it cause your client? Could they not just file additional informations?

MS. WORK: They could indeed.

THE COURT: So what prejudice does it cause your client?

MS. WORK: **I don't know there's anything, as far as my preparation is concerned, that would be prejudicial.**

NT (8/25/08) at pp. 13-14

The defendant next contends that the sentence imposed by this Court for the charge of possession and delivery of a non-controlled substance was excessive and represented an abuse of discretion. At the outset, this Court notes that sentencing is a matter vested within the sound discretion of the trial court and a sentence will not be disturbed on appeal absent a manifest abuse of discretion. *See Commonwealth v. Lawson*, 671 A.2d 1161, 1165 (Pa.Super. 1996); *Commonwealth v. Myers*, 722 A.2d 649, 651 (Pa. 1998). An abuse of discretion in sentencing will be found only where a trial judge ignores or misapplies the law, exercises its judgment for reasons of partiality, prejudice, bias or ill will, or arrives at a manifestly unreasonable decision. *Commonwealth v. Fullin*, 892 A.2d 843, 847 (Pa.Super. 2006)(internal citations omitted). Pursuant to the Pennsylvania Sentencing Code, 42 Pa. C.S.A. § 9701 et seq., a trial court must "follow the general principle that the sentence imposed should call for confinement that is consistent with the protection of the public, the gravity of the offense as it relates to the impact on the life of the victim and on the community, and the rehabilitative needs of the defendant."

Additionally, this Court notes that because the present appeal does not challenge the legality of the sentence imposed, it necessarily is a challenge to the discretionary aspects of the sentence. A challenge to a sentence that is legal on its face must "raise a substantial question as to the appropriateness of the sentence by demonstrating that the actions of the sentencing court [are] inconsistent with the Sentencing Code or contrary to the fundamental norms underlying the sentencing process." *Commonwealth v. McWilliams*, 887 A.2d 784, 786 (Pa.Super. 2005) quoting *Commonwealth v. Gaddis*, 639 A.2d 462, 469 (Pa.Super. 1994). It is telling that defendant's Concise Statement neither identifies any specific provision of the Sentencing Code, nor does it give any guidance as to what norm of sentencing is alleged to have been violated. Where, as here, each sentence imposed is within

statutory limits, there is a presumption that the sentence is not excessive. *Commonwealth v. Gaus*, 446 A.2d 661 (Pa.Super. 1982). Furthermore, each sentence is presumed to be within the standard range of the appropriate sentencing guidelines with respect to the minimum sentence imposed.

A sentence imposed within statutory limits can not be an abuse of discretion unless the sentence is so manifestly excessive as to inflict too severe a punishment. *Id.* In this case, the defendant pleaded no contest to a second or subsequent violation of 35 P.S. 113(a)(30) (possession of a counterfeit controlled substance with the intent to distribute) which provides for a maximum penalty of twenty (20) years incarceration.<sup>3</sup> That the defendant was sentenced to a term of incarceration half the maximum provided by statute is strong evidence that the sentence imposed is not excessive.

Nevertheless, this Court is mindful that the sentencing guidelines of this Commonwealth are not to be slavishly followed as an inerrant mathematical formula, but rather, as an important guide to factors that inform the sentencing decision. *See Commonwealth v. Walls*, 926 A.2d 957, 962 (Pa. 2007). A criminal defendant is entitled to a sentence that is appropriate in light of the individualized facts of the underlying incident. *Commonwealth v. Hanson*, 856 A.2d 1254, 1259 (Pa.Super. 2004). The minimum sentences imposed are within the standard ranges of the sentencing guidelines and the maximums are within the statutory maximums for each charge. There is no substantial question raised that the sentences are contrary to the fundamental norms underlying the sentencing process.

In the instant case, the Court has considered the relevant factors outlined in the sentencing code, the defendant's prior criminal record,<sup>4</sup> and the pre-sentence investigation report.<sup>5</sup> After careful weighing of the need to protect the public, the defendant's character, history and the nature of the crime against the defendant's

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<sup>3</sup> 35 P.S. § 780-113(F) 1.1 provides that the maximum penalty for the possession of counterfeit cocaine is a term of imprisonment of ten (10) years. However, second (or subsequent) violations of the Pennsylvania's The Controlled Substance, Drug, Device and Cosmetic Act subject the offender to enhanced penalties. Specifically, the term of imprisonment is doubled. The relevant enhancement provision is as follows:

(a) Any person convicted of a second or subsequent offense under clause (30) of subsection (a) of section 13 of this act [35 P.S. § 780-113] or of a similar offense under any statute of the United States or of any state, **may be imprisoned for a term up to twice the term otherwise authorized**, fined an amount up to twice that otherwise authorized, or both.

(b) For purposes of this section, an offense is considered a second or subsequent offense, if, prior to the commission of the second offense, the offender has at any time been convicted under clause (30) of subsection (a) of section 13 of this act or of a similar offense under any statute of the United States or of any state relating to controlled substances.

35 P.S. § 780-115 (emphasis added.)

rehabilitative needs this Court submits that no sentence less than the term of total confinement imposed could serve the interests of justice as any lesser sentence would depreciate the seriousness of the defendant's criminal acts. Notes of Testimony, "NT" 10/15/08 p.9. The undersigned notes that the defendant, prior to the instant matter, had been committed to the Chester County prison on no fewer than 32 occasions and had probation or parole revoked 15 times. NT 10/15/08 p.7. As this Court explained at the defendant's November Twenty-sixth sentencing:

The COURT: Mr. Washington, you say you're not—you didn't kill anybody. Drug dealers kill people all the time. They kill them with the drugs. And you've had an extensive history, enough's enough.

NT 11/26/08 p.25.

For all of the foregoing reasons, it is respectfully requested the decision of the sentencing Court be affirmed.

BY THE COURT:

/s/ William P. Mahon, J.

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<sup>4</sup> The defendant's prior record score of five (5) consists of at least three prior felony convictions (two Robbery convictions and one Possession with Intent to Deliver conviction), 14 misdemeanor convictions and four summary convictions.

<sup>5</sup> Filed of record in this matter.

IN RE:           RECORDING OF PRELIMINARY HEARINGS

**DISTRICT COURT OPERATIONAL REGULATION 10 - 2006**

It is hereby ORDERED that all Preliminary Hearings in the Chester County Magisterial District Court system shall be recorded. Chester County shall provide each Magisterial District Court with recording equipment. It will be the responsibility of counsel to ensure that the equipment is functioning during the proceeding. Equipment failures should be reported immediately to District Justice Administration. This Operational Regulation replaces District Justice Operational Regulation 5-1995.

This ORDER is effective immediately.

June 21, 2006  
DATE

Paula Traversetti  
PRESIDENT JUDGE

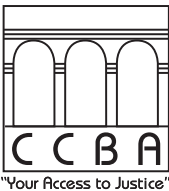
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3rd Publication

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 11-07543**

NOTICE IS HEREBY GIVEN that the name change petition of Teresa Kem Covey Hubbell was filed in the above-named court and will be heard on October 3, 2011, at 9:30 AM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: July 7, 2011

Name to be changed from: Teresa Kem Covey Hubbell to: Kem Covey Hubbell

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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**CHARTER (CORPORATION) NOTICE**

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation Pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 1101.

The Name of the Corporation is Anna Meyerson, DMD, P.C.

Articles of Incorporation were (will be) filed on July 15, 2011.

The Purpose or purposes for which it was organized are as follows: The corporation shall have unlimited power to engage in and to do any lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights and privileges, which a business corporation may now or hereafter be organized or authorized to do or to exercise, under the said Business Corporation Law of Pennsylvania.

VINCENT CAROSELLA, JR., Solicitor  
Armstrong & Carosella, P.C.  
882 South Matlack Street  
Suite 101  
West Chester, PA 19382

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**CHARTER (CORPORATION) NOTICE**

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation Pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 1101.

The Name of the Corporation is Penn Del Delivery, Inc.

Articles of Incorporation were (will be) filed on July 11, 2011.

The Purpose or purposes for which it was organized are as follows: The corporation shall have unlimited power to engage in and to do any lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights and privileges, which a business corporation may now or hereafter be organized or authorized to do or to exercise, under the said Business Corporation Law of Pennsylvania.

VINCENT CAROSELLA, JR., Solicitor

Armstrong & Carosella, P.C.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Certificate of Organization have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Organization-Domestic Limited Liability Company pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: RJEMA, LLC Certificate of Organization-Domestic Limited Liability Company were filed on July 29, 2011.

The purpose or purposes for which it was organized are: The corporation shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

TOM MOHR LAW OFFICE, P.C., Solicitors  
301 W. Market Street  
West Chester, PA 19382

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**ESTATE NOTICES**

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

**1st Publication**

**BOYLAN**, Hildegard S., a/k/a Hildegard Wilhelmina Boylan, late of Easttown Township. Jennifer Finney Boylan, Cynthia Boylan Johnston, John W. Mc Laughlin and PNC Bank, N.A., care of GIL A. NUSBAUM, Esquire, 1735 Market Street, 51st Floor, Philadelphia, PA 19103-7599, Executors. GIL A. NUSBAUM, Esquire, Ballard Spahr, LLP, 1735 Market Street, 51st Floor, Philadelphia, PA 19103-7599, atty.

**BROWN**, Robert E., late of East Brandywine Township. Robert E. Brown, II, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executor. ALLAN B. GREENWOOD, Siana, Bellwoar & McAndrew, LLP, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**CARMODY**, Genevieve M., late of West Chester. Mary M. Knapp, care of MARY WADE MYERS, Esquire, 18 W. Market Street, West Chester, PA 19382, Executrix. MARY WADE MYERS, Esquire, 18 W. Market Street, West Chester, PA 19382, atty.

**CLAY**, Mabel Florence, a/k/a Florence P. Clay a/k/a M. Florence Clay, late of East Coventry Township. Ruth P. Crater, 1211 Temple Road, Pottstown, PA 19465, Administratrix. KATHLEEN M. MARTIN, Esquire, O'Donnell, WEISS & MATTEI, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**COLLINS**, Janina, late of East Goshen Township. Neil E. Collins, 1421 Bramble Lane, West Chester, PA 19380, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**ENGLEHART**, Jessie, late of Honey Brook Township. Lee Englehart, 240 Dogwood Drive, P.O. Box 190, Honey Brook, PA 19344, Executor. DONALD E. HAVENS, Esquire, 625 8th Avenue, Folsom, PA 19033, atty.

**FALLOWS**, Helen R., late of West Whiteland Township. Helen V. Doyle, 1 Legend Lane, Chadds Ford, PA 19317, Executrix.

**GODRA**, Mae Elizabeth, late of Highland Township. Craig S. Peterson, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executor. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**HAWKINS**, Lucille E., late of West Brandywine Township. Walter M. Hawkins, Jr., 7 Cedar Lane, Bedford, TX 76021, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**NOWAK**, Adam Paul, Sr., late of East Coventry Township. Michele Nowak, 76 N. Savanna Drive, Pottstown, PA 19465, Administratrix. THOMAS L. HOFFMAN, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.



**PATTERSON**, Albert D., late of Caln Township. Dean Allen Patterson, 3250 Hazelwood Avenue, Downingtown, PA 19335 and Nancy Jean Mason, 21 King Street, Downingtown, PA 19335, Executors. **ALAN J. JARVIS**, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**SFAMURRI**, Margaret A., a/k/a Peggy A. Sfamurri, late of Tredyffrin Township. Margaret A. Sfamurri, 848 Longstreth Avenue, Jenkintown, PA 19046, Executrix. **STEPHEN M. LONG**, Esquire, Long & Ramsey, P.C., 558 West Uwchlan Avenue, Lionville, PA 19341, atty.

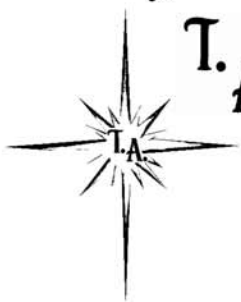
**SUCKSTORF**, Donald, late of West Brandywine Township. Dorothy Suckstorf, care of **ALAN J. JARVIS**, Esquire, Highland Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, Executrix. **ALAN J. JARVIS**, Esquire, Highland Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

**SWEENEY**, Eleanor B., a/k/a Eleanor Sweeney, late of East Goshen Township. Michael Sweeney, care of **ADAM S. BERNICK**, Esquire, 2047 Locust Street, Philadelphia, PA 19103, Executor. **ADAM S. BERNICK**, Esquire, 2047 Locust Street, Philadelphia, PA 19103, atty.

**THOMASON**, Robert C., a/k/a Robert C. Thomason, Sr. a/k/a Robert Charles Thomason, Sr., late of West Whiteland Township. Karen Thomason Simon, care of **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. **JAY G. FISCHER**, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**TURAN**, Sarah L., a/k/a Sarah Louise Turan, late of East Goshen Township. Louise Turan George, care of **KENNETH R. WERNER**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

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**WALKER**, Bozena O., a/k/a "B" Walker, late of Phoenixville. David E. Kind, 136 South Phoenix Drive, Phoenixville, PA 19460, Executor. ROBERT L. BRANT & ASSOCIATES, 572 West Main Street, Trappe, PA 19426, atty.

**WHITE**, Harold G., late of Borough of Parkesburg. Cynthia Frederick, 175 Brandamore Road, Honey Brook, PA 19344, Executrix. WILLIAM T. KEEN, Esquire, Keen, Keen & Good, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ZOOK**, Lydia S., late of Chester County. Melvin S. Zook, 720 Bulltown Road, Elverson, PA 19520, Executor. SAMUEL A. GOODLEY, JR., Esquire, Byler, Goodley & Winkle, P.C., 7 Center Street, P.O. Box 474, Intercourse, PA 17534, atty.

## 2nd Publication

**ABENDSCHEIN**, Shirley E., late of Pennsbury Township. L. PETER TEMPLE, care of Larmore Scarlett LLP, 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.

**BRYAN**, Helen A., late of New London Township. Joyce A. Wilcox, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BURKHARDT**, George M., late of Pennsbury Township. Barbara B. Burkhardt, 1532 Fairville Road, Chadds Ford, PA 19317, Executrix. EUGENE STEGER, Esquire, Eugene Steger & Associates, P.C., 411 Old Baltimore Pike, Chadds Ford, PA 19317, atty.

**DUNN**, Ryan M., late of West Whiteland Township. Ronald Dunn and Andrew J. Donaghy, Esquire, care of ANDREW J. DONAGHY, Esquire, 17 West Third Street, P.O. Box 108, Media, PA 19063, Administrators. ANDREW J. DONAGHY, Esquire, 17 West Third Street, P.O. Box 108, Media, PA 19063, atty.

**GUCKIN**, Eileen W., a/k/a Eileen M. Guckin, late of Borough of Downingtown. Matthew Guckin, care of F. HARRY SPIESS, JR., Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executor. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA, 19087-0191 atty.

**HALL**, David H., late of East Goshen Township. Janet Hall, 3400 West Chester Pike, #402-C, Newtown Square, PA 19073, Executrix. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19422, atty.

**HOWE**, Gregory B., late of Spring City. Erica Howe, care of RICHARD BLASETTI, Esquire, 548 1/2 East Main Street, Suite A, Norristown, PA 19401, Administrator. RICHARD BLASETTI, Esquire, 548 1/2 East Main Street, Suite A, Norristown, PA 19401, atty.

**JASIENSKI**, Alexander A., late of Downingtown. Eileen Schiappa, 102 Yellowwood Drive, Downingtown, PA 19335, Executrix. WILLIAM E. HOWELL, JR., Esquire, 110 East State Street, Suite 1, Kennett Square, PA 19348, atty.

**KOPITSKY**, Joseph E., Sr., late of Coatesville, Valley Township. Joseph E. Kopitsky, Jr., P.O. Box 26, Jackson, NH 03846, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Suite 211, Paoli, PA 19301, atty.

**KUSNIEZ**, Anna, a/k/a Ann Kusniez and Anne Kusniez, late of East Coventry Township. Joseph E. Kusniez, care of HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, Executor. HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, atty.

**LEE**, Daniel, M.D., late of West Bradford Township. Sharon Lee Sides-Hicks and Kenneth A. Lee M.D., 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.

**LOCKARD (nee Clayton)**, Mary Ann, late of Downingtown. Kerri Shortlidge, 1138 Simmontown Road, Gap, PA 17527 and Gina Miller, c/o 1138 Simmontown Road, Gap, PA 17527, Administrators. JANET J. SATTERTHWAITE, Esquire, 110 Hopewell Road, Suite 200, Downingtown, PA 19335, atty.

**OLIVIERI**, Splendor M., late of Penn Township. Josephine O. Wroten, care of GREGORY J. WEINIG, Esquire, P.O. Box 2207, 1007 N. Orange Street, Wilmington, DE 19899, Executrix. GREGORY J. WEINIG, Esquire, Connolly Bove Lodge & Hutz LLP, P.O. Box 2207, 1007 N. Orange Street, Wilmington, DE 19899, atty.

**PRICE**, Mary E., late of Easttown Township. Joseph J. Price, Jr. and Michele Manning, care of JOSEPH PATRICK O'BRIEN, Esquire, 17 E. Front Street, P.O. Box 626, Media, PA 19063, Executors. JOSEPH PATRICK O'BRIEN, Esquire, Kassab Archbold & O'Brien, LLC, 17 E. Front Street, P.O. Box 626, Media, PA 19063, atty.

**REESE**, Norma J., late of Borough of Coatesville. Sharon E. Lemon and Edward A. Reese, Jr., care of STACEY WILLITS MC CONNELL, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executors. STACEY WILLITS MC CONNELL, Esquire, Lamb McErlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

**ROGERS**, M. Elois, a/k/a Marie Elois Rogers, late of Pennsbury Township. Ann Rhind Sparrough, care of TIMOTHY B. BARNARD, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Executrix. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

## **CHARLES T. DeTULLIO**

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**SEVCIK**, Rose Marie C., a/k/a Rose Marie C. Novak Sevcik, late of Easttown Township. Judith May, Thomas Sevcik and John Sevcik, care of F. HARRY SPIESS, JR., Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executors. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

**SPINA**, Jennie, a/k/a Jennie G. Spina, late of Caln Township. Joseph Spina, Jr., care of EDWARD M. WATTERS, III, Esquire, 899 Cassatt Road, Berwyn, PA 19312-1183, Executor. EDWARD M. WATTERS, III, Esquire, Pepper Hamilton LLP, 899 Cassatt Road, Berwyn, PA 19312-1183, atty.

### 3rd Publication

**BALINKI**, Joseph F., late of Willistown Township. Joseph A. Balinski, P.O. Box 555, Mountain Home, PA 18342 and Lisa A. Gerard, 611 Whiteland Hunt Road, Downingtown, PA 19335, Executors. MATTHEW R. KESSLER, Esquire, Law Offices of Matthew R. Kessler, L.L.C., 1008 Benjamin Franklin Highway - West, Douglassville, PA 19518, atty.

**CLAUSEN**, William E., late of Easttown Township. Charles W. Clausen, 6308 Spyglass Run, Fort Wayne, IN 46804, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, 1055 Westlakes Drive, Suite 300, Berwyn, PA 19312, atty.

**DEERY**, A. David, late of Borough of Phoenixville. M. Andrew Deery, 240 Dayton Street, Phoenixville, PA 19460, Administrator. JAMES R. FREEMAN, Esquire, 606 S. Main Street, Phoenixville, PA 19460, atty.

**DONOHOE**, Margaret M., late of Phoenixville. Dennis J. Donohoe, care of DONNA J. WENGIEL, Esquire, P.O. Box 70, Newtown, PA 18940, Executor. DONNA J. WENGIEL, Esquire, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940, atty.

**EVANS**, Virginia W., late of Tredyffrin Township. PNC Bank, N.A., P.O. Box 3822, 101 North Pointe Blvd., Lancaster, PA 17604, Executor. JAY R. WAGNER, Esquire, Steves & Lee, 111 North 6th Street, Reading, PA 19601, atty.

**FELLIN**, Christopher, late of Spring City.

Matthew C. Fellin, 1325 Grosser Road, Gilbertsville, PA 19525, Executor. THOMAS R. BEVERIDGE, Esquire, 1970 Gross Road, Pottstown, PA 19464, atty.

**GOMEZ**, Mary G., late of East Goshen Township. Melanie S. Bannan, care of ROBERT S. SUPPLEE, Esquire, 329 South High Street, West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, atty.

**HEATH**, Mary B., late of Downingtown. Kenneth Heath, 27 Wick Drive, Parkesburg, PA 19365, Administrator.

**HILTON**, Lillian Janet, a/k/a Janet Hilton, late of Sadsbury Township. Lori M. Miller, care of JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 428 West First Avenue, Suite C, Parkesburg, PA 19365, atty.

**JONES**, Carl F., Sr., late of Willistown Township. Carl F. Jones, Jr., care of JAMES E. MCERLANE, Esquire, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, Executor. JAMES E. MCERLANE, Esquire, Lamb McErlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

**KABLI**, Jennie, late of West Caln Township. Patricia J. Markward, 200 Old Wilmington Rd., Coatesville, PA 19320, Executrix. WILLIAM T. KEEN, Esquire, KEEN, KEEN & GOOD, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**LAMB**, William Arthur, late of Borough of Malvern. Louise Lamb, 701 Raintree Lane, Malvern, PA 19355 and Marian Albertus, 1610 Alcott Circle, West Chester, PA 19380 and Jacqueline Krepelka, 122 Windgate Drive, Chester Springs, PA 19425, Executrices. FRANCIS C. ORTNER, JR., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

**PEARSON**, Mary G., late of Honey Brook Township. M. Linda Pearson, Judith L. Nieb and Jayne K. Harple, care of LISA COMBER HALL, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**RESNICK**, Morris, late of Valley Township. Herman Chidekel, 1501 N. Hunting Horn Turn, Glen Mills, PA 19342 and Miriam Chidekel, 1501 N. Hunting Horn Turn, Glen Mills, PA 19342, Executors. LINDA M. ANDERSON, Esquire, Anderson Elder Law, 206 Old State Road, Media, PA 19063, atty.

**SHANK**, Barbara B., late of Exton. Nancy S. Barbara and Mary Ellen Brice, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrixes. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

**SHARPLESS**, Donna S., late of Highland Township. Randall Sharpless, 304 Five Points Road, Coatesville, PA 19320 and Brian Sharpless, 25 Old Racetrack, Coatesville, PA 19320, Executors. JAMES S. TUPITZA, Esquire, Tupitza & Associates, PC, 212 W. Gay Street, West Chester, PA 19380, atty.

**STEVENSON**, Frances, late of Penn Township. Ronald Stevenson, 176 Pusey Mill Road, Cochranville, PA 19330, Executor. MICHAEL G. CULLEN, Esquire, 208 W. Front Street, Media, PA 19063, atty.

**THOMPSON**, Graham Stewart, late of Phoenixville. Jeanne S. Thompson, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, Ltd., 460 E. King Road, Malvern, PA 19355-3049, atty.

**WILKINSON**, Janet Hill, late of Franklin Township. Doris E. Hunt, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

Namaste Wisdom Productions, with its principal place of business at 1203 Ashbrooke Drive, West Chester, PA 19380.

The application has been (or will be) filed on: July 8, 2011.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Melanie Palubicki, 1203 Ashbrooke Drive, West Chester, PA 19380.

**1<sup>st</sup> Publication****NOTICE**

REVOCABLE LIVING TRUST AGREEMENT OF EDNA E. DUNN, dated October 9, 1991 as Amended and Restated April 23, 2007 and Further Amended.

EDNA E. DUNN, Deceased

Late of the Township of East Whiteland, Chester County, PA

All persons having claims or demands against the REVOCABLE LIVING TRUST AGREEMENT OF EDNA E. DUNN, dated October 9, 1991 as Amended and Restated April 23, 2007 and Further Amended, Edna E. Dunn, deceased, to make known the same and all persons indebted to the decedent to make payment without delay to VANGUARD NATIONAL TRUST COMPANY, Trustee, c/o JAMES F. MANNION, Esquire, 840 First Avenue, Suite 100, King of Prussia, PA 19406-1459,

Or to its Attorney:

JAMES F. MANNION  
Mannion Prior, LLP  
840 First Avenue, Suite 100  
King of Prussia, PA 19406-1459



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**3<sup>rd</sup> Publication****NOTICE****ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

Trust Estate of **JANET HILL WILKINSON**, deceased, late of Franklin Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **JANET HILL WILKINSON** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Doris E. Hunt, Trustee  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

Attorney:  
David L. Myers, Esquire  
Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

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**IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 10-00078**

Caln Township Municipal Authority vs.  
Newbourne, L.L.C.

Notice is hereby given that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent sewer fees for the year 2008, for the property located at 1951 Lincoln Highway, Caln Township, Pennsylvania, Tax Parcel No. 39-3-172.1. A municipal claim in the amount of \$508.82 was filed on or about January 6, 2010 for this claim and a Writ of Scire Facias was filed.

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

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

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

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NOTICE

MILSTEAD & ASSOCIATES, LLC

By: Mary L. Harbert-Bell, Esquire  
Attorney ID#80763  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Attorney for Plaintiff  
Our File No. 55.07428

Wells Fargo Bank, National Association, as Trustee : COURT OF COMMON PLEAS  
under Pooling and Servicing Agreement dated as of : CHESTER COUNTY  
November 1, 2004 Asset-Backed Pass-Through :  
Certificates, Series 2004-WHQ2 :  
Plaintiff, :  
Vs. :  
The Estate of James John Masters a/k/a : No.: 10-00585  
James Masters, Deceased, :  
Sharon Masters, as Known heir of the Deceased and :  
Unknown heirs, successors, assigns and all persons, :  
firms, or associations claiming right, title or interest :  
from or under James John Masters a/k/a :  
James Masters, Deceased Mortgagor and Real Owner :  
Defendants

TO: Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title  
or interest from or under James John Masters a/k/a James Masters, Deceased Mortgagor and  
Real Owner

TYPE OF ACTION: CIVIL ACTION/ AMENDED COMPLAINT  
IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE: 1 Mystery Rose Lane  
West Grove, PA 19390

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A  
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HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT  
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## NOTICE

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA  
NO. 10-03388

WELLS FARGO BANK, N.A.  
vs.  
DAWN FISHER

NOTICE TO: DAWN FISHER

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY"**

Being Premises: 128 FORREST AVENUE, KIMBERTON, PA 19442

Being in EAST PIKELAND Township, County of CHESTER Commonwealth of Pennsylvania  
26-2P-1

Improvements consist of residential property.

Sold as the property of DAWN FISHER

Your house (real estate) at 128 FORREST AVENUE, KIMBERTON, PA 19442 is scheduled to be sold at the Sheriff's Sale on OCTOBER 20, 2011 at 11:00 AM., at the CHESTER County Courthouse to enforce the Court Judgment of \$164,720.18 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney for Plaintiff

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## ATTORNEY DISCIPLINARY/ETHICS MATTERS

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### **James C. Schwartzman, Esq.**

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### **Dana Pirone Carosella, Esq.**

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## 2011 CONTINUING LEGAL EDUCATION SEMINARS at CCBA

DATE	CLE SESSIONS	TIME	CREDIT HOURS
August 2 <sup>nd</sup>	<b>PBI:</b> A Day on Real Estate (g)**	9 am – 4:10 pm	5 SUB & 1 ETHICS
August 4 <sup>th</sup>	<b>PBI:</b> 12 <sup>th</sup> Annual Estate & Elder Law Symposium (v)*	9 am – 4:30 pm	5 SUB & 1 ETHICS
August 5 <sup>th</sup>	<b>PBI:</b> Social Media in the Workplace: Facebook, Twitter, Foursquare & Other Web 2.0 Sites (g)**	8:30 am – 12:45 pm	3 SUB & 1 ETHICS
August 8 <sup>th</sup>	<b>PBI:</b> Ethics Potpourri: Bob Dylan and the Art of Taking Legal Ethics Seriously (v)*	9 am – 10 am	1 ETHICS
August 8 <sup>th</sup>	<b>PBI:</b> Ethics Potpourri: Social Media for Lawyers: Darned If You Do, Darned If You Don't? (v)*	11 am – 12 pm	1 ETHICS
August 8 <sup>th</sup>	<b>PBI:</b> Ethics Potpourri: Law Firm Responsibilities and Recovery (v)*	1 pm – 2 pm	1 ETHICS
August 9 <sup>th</sup>	<b>PBI:</b> Pennsylvania Taxes – Update and Selected Topics (g)**	9 am – 1:15 pm	4 SUB
August 10 <sup>th</sup>	<b>PBI:</b> The Nine Principles of Litigation, And Perhaps of Life (g)**	8:30 am – 3:30 pm	5 SUB & 1 ETHICS
August 11 <sup>th</sup>	<b>PBI:</b> The Lifelong Impact of a Criminal Record (g)**	12 pm – 4:15 pm	4 SUB
August 12 <sup>th</sup>	<b>PBI:</b> Doing Good Deeds... and Title WorkTitle, Conveyancing, and Ownership (v)*	9 am – 12:30 pm	3 SUB
August 15 <sup>th</sup>	<b>PBI:</b> A Practical Look at Using Social Media in Your Firm: Ethical Use of Facebook, Blogs and Twitter (v)*	9 am – 12:30 pm	2 SUB & 1 ETHICS
August 16 <sup>th</sup>	<b>PBI:</b> Lincoln on Professionalism (g)**	9 am – 12:15 pm	2 SUB & 1 ETHICS
August 17 <sup>th</sup>	<b>PBI:</b> Guaranty and Suretyship for Business Lawyers (Part of our Business Lawyer's "Refresher" Series (g)**	9 am – 12:15 pm	3 SUB
August 18 <sup>th</sup>	<b>PBI:</b> Understanding the Basics of Elder Law (v)*	9 am – 4:30 pm	5 SUB & 1 ETHICS
August 23 <sup>rd</sup>	<b>PBI:</b> Internet Legal Research (g)**	9 am – 12:15 pm	3 SUB
August 24 <sup>th</sup>	<b>PBI:</b> Real Estate Issues in Estates (g)**	8:30 am – 12:45 pm	4 SUB
August 25 <sup>th</sup>	<b>PBI:</b> Litigating the Failed Real Estate Deal (v)*	9 am – 12:30 pm	2 SUB & 1 ETHICS
August 29 <sup>th</sup>	<b>PBI:</b> Negotiation (g)**	8:30 am – 12:45 pm	4 SUB
August 30 <sup>th</sup>	<b>PBI:</b> Using Trusts and Insurance for Asset Protection (g)**	9 am – 12:15 pm	3 SUB
August 30 <sup>th</sup>	<b>PBI:</b> Primer on Mechanics' Liens and Bond Claims (g)**	12:30 pm – 2:30 pm	2 SUB
September 1 <sup>st</sup>	<b>PBI:</b> Winning Before Trial: 10 Keys to Winning Depositions (v)*	9 am – 5 pm	5 SUB & 1 ETHICS
September 7 <sup>th</sup>	<b>PBI:</b> Adobe Acrobat X for Lawyers & Legal Professionals (g)**	9 am – 12:15 pm	3 SUB

\* (v) = video

\*\*(g) = group cast

\*\*\* = all CCBA Members welcome to attend Section CLE's

**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, THURSDAY, AUGUST 18, 2011 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE.

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, SEPTEMBER 19, 2011. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

**CAROLYN B. WELSH, SHERIFF**

**3rd Publication**

**SALE NO. 11-8-515**  
**Writ of Execution No. 10-15675**  
**DEBT \$123,257.81**

ALL THAT CERTAIN lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania bounded and described according to a survey thereof made by J.W. Barry, Civil Engineer, dated May 2, 1942, as follows:

BEGINNING at a point in the south curb line of Olive Street, distant 128 feet 3 inches eastwardly from the east curb line of Olive Street; thence along the south curb line of Olive Street, north 85 degrees 03 minutes 30 seconds east 30 feet to a point on the northwest corner of a lot with

a house designated as No. 1110 Olive Street; thence along the same and passing through the center of the partition wall between the house erected on the lot herein described and the house erected on the lot immediately adjoining it on the east, south 04 degrees 56 minutes 30 seconds east 148 feet to the north side of Juniper Street; thence along the same south 85 degrees 03 minutes 30 seconds west 30 feet to a point the southeast corner of a lot with a house designated as No. 1106 Olive Street; thence along the same north 04 degrees 56 minutes 30 seconds west 148 feet to the place of beginning.

BLR #16-7-86.

PLAINTIFF: Wilmington Savings Fund Society FSB

VS

DEFENDANT: **CHRISTOPHER A. & JENNIFER L. SMILEY**

SALE ADDRESS: 1108 Olive Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT S. ESPOSITO, 610-277-5788**

**SALE NO. 11-8-517**  
**Writ of Execution No. 11-01980**  
**DEBT \$112,546.93**

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 State of Pennsylvania described according to a plan of Poplar Heights Subdivision, FJZ Development, Inc., made by Chester Associates, Inc., West Chester, PA dated May 4, 1989 and last revised March 27, 1990 in Plan No. 10374 as follows, to wit:

BEGINNING at a point on the northwesterly side of Coates Street a corner of Lot 7, as shown on said Plan; thence extending from said beginning point and along the northwesterly side of Coates Street south 80 degrees 11 minutes west, 14.16 feet to a point; thence leaving same north 09 degrees 49 minutes west crossing a sanitary sewer easement 81 feet to a point on the southeasterly side of Johnson Alley (20 feet wide); thence extending along the same north 80 degrees 11 minutes east, 14.16 feet to a point; thence leaving side alley south 09 degrees 49 minutes east re-crossing the aforesaid easement 81 feet to the first mentioned point and place of beginning.

BEING Lot #6 as shown on said Plan containing 1147 square feet.

PARCEL # 16-2-353

PROPERTY address: 841 Coates Street, Coatesville, PA 19320

PLAINTIFF: US Bank National  
Association

VS

DEFENDANT: **VALERIE A CAMP-  
BELL**

SALE ADDRESS: 841 Coates Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY:

**MICHAEL TIMOTHY McKEEVER, 215-627-  
1322**

**SALE NO. 11-8-518**

**Writ of Execution No. 10-14776**

**DEBT \$185,563.41**

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by Howard W. Ranck dated January 10, 1959 as follows to wit:

BEGINNING at a point in the old road leading from Parkesburg to Sadsburyville, distant 485 feet south along said road from its point of intersection with the improved road known as Octorara Road leading south from the Lincoln Highway at Randalls Barn to Octorara Church, said point of intersection being located at the northwest corner of premises of Earl E. Longabaugh, of which this is a part, thence from said point of beginning along the remaining lands of Earl E. Longabaugh, the three following courses and distances (1) passing over an iron pin set on the east side of Sadsburyville Road 12 feet from the point of beginning, north 86 degrees 22 minutes east 208 feet to an iron pin (2) south 3 degrees 38 minutes east 208 feet to an iron pin (3) south 86 degrees 22 minutes west passing over any iron pin set on the east side of the aforesaid road 14 feet from the next mentioned point 208 feet to a point in said road on line of land of William Smoke, thence along said road at or near the middle thereof and along land of the said Smoker, north 3 degrees 38 minutes west 208 feet to the point and place of beginning.

CONTAINING 1 acre of land more or less.

PARCEL No. 37-4-32.2

PLAINTIFF: Citadel Federal Credit  
Union

VS

DEFENDANT: **BERNARD  
DiFRANCESCO**

SALE ADDRESS: 698 Sadsbury Road,  
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **CHRISTO-**

**PHER J. PIPPETT, 610-251-5084**

**SALE NO. 11-8-519**

**Writ of Execution No. 11-01412**

**DEBT \$206,147.65**

ALL THAT CERTAIN tract of land, situate on the north side of Rose Hill (T-389) west of the intersection of Rose Hill Avenue with State Road in London Grove Township, County of Chester, State of Pennsylvania, being Tract #2 on Plan made by H2 Engineering Assoc., #8001 dated 1/2/1981, last revised 10/27/81, which Plan is recorded in aforesaid, 8/5/1981 as Plan #3633, described as follows:

BEGINNING at a point set in the title line of Rose Hill Avenue, said point marking a southeasterly corner of this about to be described tract, a southwesterly corner of Tract 3 on the above mentioned Plan and being set 878.96 feet west of the intersection of Rose Hill Avenue with State Road; thence leaving said point of beginning and by the title line of Rose Hill Avenue the following two courses and distances; (1) north 67 degrees 34 minutes 31 seconds west, 45.04 feet to a point; thence (2) north 73 degrees 30 minutes 10 seconds west, 126.98 feet to a point marking a corner of Tract 1 on said Plan; thence (3) by Tract 1, north 47 degrees 15 minutes 22 seconds east, 573.96 feet to a point set in line of land of Hudson Farms; thence (4) by land of Hudson Farms south 29 degrees 49 minutes 04 seconds east, 50.33 feet to a point marking a corner of Tract 10 on said Plan; thence (5) by Tract 10, south 42 degrees 44 minutes 08 seconds east, 100.95 feet to a point marking a northeasterly corner of this and a corner of Tract 3 on said Plan; thence (6) by Tract 3, south 47 degrees 15 minutes 22 seconds west, 478.85 feet to the point and place of beginning.

TITLE to said premises is vested in Nicholas M. Leto and Julie A. Leto, husband and wife, by deed from dated July 24, 1988 and recorded August 21, 1998 in Deed Book 4405, Page 1657.

PREMISES being known as: 239 Rose Hill Road, West Grove, Pennsylvania 19390.

TAX I.D. #: 59-08-0057.0600

PLAINTIFF: Resi Whole Loan IV LLC  
VS

DEFENDANT: **NICHOLAS M. &  
JULIE A. LETO**

SALE ADDRESS: 239 Rose Hill Road,  
West Grove, PA 19390

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

**SALE NO. 11-8-520**  
**Writ of Execution No. 10-13698**  
**DEBT \$245,800.83**

ALL THAT CERTAIN parcel of vacant land situate on the south side of Lilly Road in West Caln Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan prepared for Kenneth S. Cazzille and Mary S. Hardy by Stapleton and Leisey, Professional Land Surveyors, dated March 21, 2002 and last revised May 9, 2002, and recorded on August 1, 2002 as Plan No. 16316 in the Office for the Recorder of Deeds of Chester County as follows, to wit:

BEGINNING at any interior point, a corner of Lot No. 2 and in line of lands of Grace G. Hershey and Myra E. Bills; thence along Lot No. 2 north 80 degrees 00 minutes 12 seconds east 288.81 feet to a point, a corner of Lot No. 4; thence along Lot No. 4 for the following two courses and distances: (1) north 80 degrees 00 minutes 12 seconds east 164.42 feet to a point and (2) south 09 degrees 59 minutes 48 seconds east 288.33 feet to a point in line of other lands of Kenneth S. Cazzille; thence along other lands of Kenneth S. Cazzille and crossing a Mobile Oil Company pipeline right of way south 80 degrees 00 minutes 12 seconds west 453.23 feet to a point in line of the aforementioned lands of Grace G. Hersey and Myra E. Bills; thence along said land of Grace G. Hershey and Myra E. Bills and recrossing the Mobil Oil Company pipeline right of way north 09 degrees 59 minutes 48 seconds west 288.33 feet to the point and place of beginning.

CONTAINING 3.000 acres of land be the same more or less.

TOGETHER with the use of an existing land (Moran Lane) within the 50 feet wide driveway and utility easement through the land of Kenneth S. Cazzille and within a 50 feet wide private right of way passing through the land of Robert K. Miller for purposes of ingress to and regress from Pennsylvania Highway Route No. 10.

BEING Lot No. 3 as shown on the above mentioned Subdivision Plan.

BEING the same premises which Kenneth S. Cazzille, a single man, by Deed, dated 12/21/2005 and recorded 1/23/2006 in the County of Chester in Record Book 6745 Page 737 conveyed 62.56% interest unto Wade R. Giljam and Melissa K. Madrigale, as joint tenants with the right of survivorship, as at common law and not as tenants-in-common.

AND also being the same premises which Kenneth S. Cazzille, a single man, by Deed,

dated 12/21/2005 and recorded 1/23/2006 in the County of Chester in Record Book Volume 6745 Page 742 conveyed 37.44% interest unto Wade R. Giljam and Melissa K. Madrigale, as joint tenants with the right of survivorship, as at common law and not as tenants in common.

TAX Parcel 28-1-272

PLAINTIFF: Citadel Federal Credit

Union

VS

DEFENDANT: **MILISSA K. & WADE R. GILJAM**

SALE ADDRESS: 151 Moran Lane, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **CHRISTOPHER J. PIPPETT, 610-251-5084**

**SALE NO. 11-8-522**  
**Writ of Execution No. 10-06904**  
**DEBT \$180,110.32**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, hereditaments and appurtenances thereon situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Country Club Valley by Drake and Weddington, Inc., Surveyors and Engineers and Planners, Kennett Square, Pennsylvania 9/22/1987, last revised 4/29/1988 and recorded 5/9/1988 as Plan No. 8284, 8285, 8286 and 8287 as follows to wit:

BEGINNING at a point on the south-westerly side of Winged Foot Drive (33 feet wide) said point being a corner of Unit No. 53 (as shown on said Plan) thence from said point of beginning extending along the arc distance of 59.59 feet to a point, said point being a corner of lands of open space; thence leaving Winged Foot Drive and extending along lands of Open Space, the 3 following courses and distances (1) south 51 degrees 21 minutes 02 seconds west 57.19 feet to a point; thence (2) south 87 degrees 54 minutes 24 seconds west 30.00 feet to a point, said point being a corner of Unit No. 54 thence leaving lands of Open Space aforesaid and extending along Unit No. 54 north 52 degrees 06 minutes 40 seconds east 115.60 feet to the first mentioned point and place of beginning.

BEING Unit No. 53 on the above mentioned Plan.

PARCEL # 38-02K-0027

BEING known as: 53 Winged Foot Drive, Coatesville, PA 19320

PROPERTY ID No.: 3802K002700 (38-2K-27)

TITLE to said premises is vested in Suzanne M. Desiata by Deed from Steven R. Scott and Angela R. Scott dated 02/27/2003 recorded 03/07/2003 in Deed Book 5598 Page 1545.

PLAINTIFF: HSBC Bank USA NA

VS

DEFENDANT: SUZANNE M. DESI-

ATA

SALE ADDRESS: 53 Winged Foot Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: CHANDRA M. ARKEMA, 856-669-5400

**SALE NO. 11-8-523**

**Writ of Execution No. 11-00106**

**DEBT \$160,056.05**

ALL THAT CERTAIN lot or piece of ground together with a home erected thereon situate in the Borough of Downingtown, Chester County, Pennsylvania, described in accordance with a Plan prepared by Yerkes Associates, Inc., dated July 8, 1994, and last revised September 27, 1994, and recorded as Plan #12723.

FROM an interior point located as follows: from an iron pin set on the northerly edge of the right of way of Ax Alley (20 feet wide) at its intersection with the south right of way of Manor Avenue (Route 322 LR. 137 SR. 0322, 50 feet wide); thence by open space as shown on said Plan the two (2) following courses and distances: (1) north 62 degrees 27 minutes 16 west 51.98 feet to a point in line of Lot 10; and (2) south 51 degrees 30 minutes 00 seconds west, 113.53 feet to a point in the center of a 25 foot wide emergency access easement, thence by the middle center line of said 25 foot wide emergency access easement and along the common boundary of Lots 1 and 10 as shown on said Plan, north 51 degrees 01 minutes 30 seconds west, 40.98 feet to a point at the common corners of Lots 1, 2, 9 and 10 as shown on said Plan, being the point and place of beginning; thence along the point and place of beginning and by Lot 1, south 51 degrees 30 minutes 00 seconds west 104.65 feet passing through a twenty foot wide sanitary sewer easement, a twenty foot wide water easement, and a ten foot wide pedestrian access easement to a point in line of lands now or formerly of Multicare Corporation; thence by the same, north 38 degree 30 minutes 00 seconds west, 40 feet to a point; thence by Lot 3 on said Plan, north 51 degrees 30 minutes 00 seconds east, 95.76 feet crossing a ten foot wide pedestrian access easement, a twenty foot wide water easement and a twenty foot wide sanitary sewer easement to a point in the center of a twenty five foot wide emer-

gency access easement; thence by the same and Lot 9, south 51 degrees 01 minute 30 seconds east, 40.98 feet to the point and place of beginning.

CONTAINING 4,008 square feet more or less.

BEING Lot 2 as shown on said Plan.

PARCEL No.: 11-7-341.2

BEING known as: 4 Terry Court, Downingtown, PA 19335.

BEING the same premises which P & B Developers, Inc., by Deed dated April 20, 2006 and recorded May 17, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6845, Page 146, granted and conveyed unto Darren J. Randell and Jennifer L. Randell.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: DARREN J. & JENNIFER L. RANDELL

SALE ADDRESS: 4 Terry Court, Downingtown, PA 19335

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

**SALE NO. 11-8-524**

**Writ of Execution No. 11-01454**

**DEBT \$85,473.74**

ALL THAT CERTAIN lot of land upon which is erected the east house of a block of two frame dwelling houses, designated as No. 638 Coates Street, situated in the Fifth Ward of the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Coates Street one hundred and fifty (150) feet west of the west side of Seventh Avenue.

CONTAINING on Coates Street twelve and one half (12 ½) feet and extending back southwardly between parallel lines that breadth one hundred and fifty (150) feet to the north side of Pennsylvania railroad.

BOUNDED on the north by Coates Street; and on the east by land of Thomas Natalie; on the south by the Pennsylvania railroad; and on the west by land of Edward R. Robinson.

CONTAINING eighteen hundred and seventy five (1875) square feet, more or less.

BEING known as: 638 Coates Street, Coatesville, PA 19320

PROPERTY ID No.: 1602 017100 (160207100)

TITLE to said premises is vested in Monique Artis by Deed from Aronda Artis and



Monique Artis, sisters dated 10/10/1997 recorded 11/05/1997 in Deed Book 4254 Page 1570.

PLAINTIFF: The Bank of New York Mellon Trust Company NA

VS

DEFENDANT: **MONIQUE ARTIS**

SALE ADDRESS: 638 Coates St, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MARGUERITE L. THOMAS, 856-669-5400**

**SALE NO. 11-8-525**

**Writ of Execution No. 11-01648**

**DEBT \$149,571.03**

ALL THAT CERTAIN message or tenement and tract of land, lying and being situate in the Township of Elk, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Oxford to Elkton, a corner of land now or late of Joseph Michener and running thence by the same north 45 degrees east 10 perches to a corner of land now or late of Alexander Crawl; thence by the same south 45 degrees east 8 perches to a stone; thence south 45 degrees west 10 perches to a stone in said road and land now or late of Whitfield Andrews, north 45 degrees west 8 perches to the place of beginning.

CONTINING 80 perches of land, strict measure.

TITLE to said premises is vested in Jacqueline A. Shine and Russell J. Shine, husband and wife, by Deed from Gloria Adesso and Russell J. Shine dated January 3, 2007 and recorded February 6, 2007 in Deed Book 7077, Page 498.

PREMISES being known as: 8003 Hickory Hill Road, Oxford, Pennsylvania 19363.

TAX I.D. #: 70-2-31

PLAINTIFF: Deutsche Bank National Trust Company (Trustee)

VS

DEFENDANT: **JACQUELINE A. & RUSSELL J. SHINE**

SALE ADDRESS: 8003 Hickory Hill Road, Oxford, PA 19363

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

**SALE NO. 11-8-526**

**Writ of Execution No. 11-01647**

**DEBT \$143,661.79**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements

thereon erected, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Whiteland Fares, made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, PA, dated 8/26/1959 and last revised 3/11/1963, as follows, to wit:

BEGINNING at a point on the south-westerly side of Pine Road (50 feet wide) which point is measured the three following courses and distances from the point formed by the intersection of the northwesterly side of Pine Road (50 feet wide) with the southwesterly side of Swedesford Road (55 feet wide) (both lines produced: (1) extending from said point of intersection south 08 degrees 32 minutes 40 seconds west 170 feet to a point of curve (2) on a line curving to the left having a radius of 334.47 feet the arc distance of 107.15 feet to a point of tangent and (3) south 09 degrees 48 minutes 40 seconds east 4.86 feet to the point and place of beginning; thence extending from said beginning point along the southwesterly side of Pine Road south 09 degrees 48 minutes 40 seconds east 77 feet to a point; thence extending south 80 degrees 11 minutes 20 seconds west 257.25 feet to a point; thence extending north 01 degrees 40 minutes 20 seconds west 77.79 feet to a point; thence north 80 degrees 11 minutes 20 seconds east 246.24 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Dean F. Prescott and Tracey L. Deschaine, husband and wife, by Deed from Kenneth F. Sniffen and Elaenor W. Sniffen dated March 15, 1985 and recorded March 19, 1985 in Deed Book G-65, Page 177.

PREMISES being known as: 11 Pine Road, Malvern, Pennsylvania 19355.

TAX I.D. #: 42-04K-0005

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

VS

DEFENDANT: **DEAN F. PRESCOTT**

SALE ADDRESS: 11 Pine Rd, Malvern, PA 19355

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

**SALE NO. 11-8-527**

**Writ of Execution No. 10-05105**

**DEBT \$330,908.77**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Vincent,



Chester County, and Commonwealth of Pennsylvania and described according to a Final Subdivision Plan to Stoney Run prepared by Bursich Associates, Inc., dated 4/13/1995, last revised 8/30/1996 and recorded as Plan No. 13736, as follows, to wit:

BEGINNING at a point on the south-westerly side of Winding Stream Road (50 feet wide), a corner of Lot No. 73 on said Plan: thence extending from said beginning point and along Winding Stream Road, south 76 degrees 32 minutes 53 seconds east 80.00 feet to a point, a corner of Lot No. 75 on said Plan; thence leaving Winding Stream Road and extending along Lot 75, south 13 degrees 27 minutes 07 seconds west 125.00 feet to a point in line of Open Space "D" on said Plan; thence extending along same, north 76 degrees 32 minutes 53 seconds west 80.00 feet to a point, a corner of Lot No. 73 aforesaid; thence extending along Lot 73, north 13 degrees 27 minutes 07 seconds east 125.00 feet to a point on the southwesterly side of Winding Stream Road, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 74 on Said Plan

BEING designated as Parcel Number:

21-6-114

BEING commonly known as: 436 Winding Stream Road, Spring City, PA 19475

BEING the same premises that NVR, Inc., by Deed dated June 9, 2000, recorded June 16, 2000 in the Office of the Recorder of Deeds in and for the County of Chester, in Book 4770, Page 673 as Instrument #0038359, granted and conveyed unto Carl M. Woodrow and Laura Ann Woodrow, in fee.

PLAINTIFF: The Bank of New York Mellon, as successor indenture trustee under Novastar Mortgage Funding Trust, Series 2006-1

VS

DEFENDANT: **CARL M. & LAURA ANN WOODROW**

SALE ADDRESS: 436 Winding Stream Rd., Spring City, PA 19475

PLAINTIFF ATTORNEY: **MARTIN WEISBERG, 856-429-5507**

**SALE NO. 11-8-528**

**Writ of Execution No. 11-00669**

**DEBT \$178,674.71**

ALL THOSE TWO CERTAIN tract of land, situate in Valley Township, Chester County, Pennsylvania, bounded and described more particularly according to a Plan of Property made for Foley Park by Ellen Foley, dated 12/13/1915 and

recorded in Plan Book 1, Page 75, as follows, to wit;

TRACT 1

BEGINNING at a point on the west side of Park Avenue, said point beginning being the northeast corner of Lot #102 as shown on said Plan, and the southeast corner of the about to be described Lot; thence from said point of beginning and extending along said Lot #102 south 70 degrees 34 minutes 00 seconds west, 115 feet to a point in line of the east side of a 10 foot wide alley; thence extending along said side of a 10 feet wide alley north 19 degrees 26 minutes 00 seconds west 20 feet to a point a corner of Lot #100; thence extending along said Lot #100 north 70 degrees 34 minutes 00 seconds east 115 feet to a point on the side of the aforementioned Park Avenue; thence extending along the side of said road, south 19 degrees 26 minutes 00 seconds east, 20 feet to the first mentioned point and place of beginning.

TRACT 2

BEGINNING at a point on the west side of Park Avenue, said point of beginning being the southeast corner of Lot #101 as shown on said Plan, and the northeast corner of the about to be described Lot; thence from said point of beginning and extending along said Park Avenue south 19 degrees 26 minutes 00 seconds east 80 feet to a point a corner of UPI 35-5B-40-1A; thence extending along said UPI 35-5B-40-1A, south 70 degrees 34 minutes 00 seconds west 115 feet to a point on the east side of an alley; thence extending along the east side of said alley north 19 degrees 26 minutes 00 seconds west 80 feet to a point a corner of the aforementioned Lot 101; thence extending along Lot 101 south 70 degrees 34 minutes 00 seconds west 115 feet to the first mentioned point and place of beginning.

PARCEL Nos.: 38-5B-46.1 & 38-5B-48

BEING known as: 94 North Park Avenue, Coatesville, PA 19320.

BEING the same premises which Joni Bommelyn, by Deed dated May 9, 2005 and recorded May 13, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6491, Page 1133, re-recorded 05/17/2006 in Book 6484, Page 1827, to correct consideration amount., granted and conveyed unto Amy Mendoza-Hall and Eleuterio Mendoza, father and daughter, as joint tenants with the right of survivorship.

PLAINTIFF: US Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 asset backed Pass-Through Certificates, Series NC

2006-HE4

VS

**DEFENDANT: AMY MENDOZA-  
HALL & ELEUTERIO MENDOZA**SALE ADDRESS: 94 North Park Ave.,  
Coatesville, PA 19320PLAINTIFF ATTORNEY: **JOEL  
ACKERMAN, 908-233-8500****SALE NO. 11-8-529****Writ of Execution No. 09-01713****DEBT \$125,480.00**BY virtue of a Writ of Execution No.  
09-01713OWNER(S) of property situate in the  
Township of North Coventry, Chester County,  
Pennsylvania, being 1124 Miller Road, Pottstown,  
PA 19465

UPI No. 17-4-91.3

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$125,480.00

PLAINTIFF: Liberty Savings Bank FB

VS

**DEFENDANT: PAUL & TRACY  
McGLAUGHLIN**SALE ADDRESS: 1124 Miller Rd,  
Pottstown, PA 19465PLAINTIFF ATTORNEY: **COURTE-  
NAY R. DUNN, 215-563-7000****SALE NO. 11-8-530****Writ of Execution No. 10-14834****DEBT \$210,985.77**ALL THAT CERTAIN messuage and  
lot of land situate in the Village of Toughkenamon,  
Township of New Garden, County of Chester, and  
State of Pennsylvania, bounded and described as  
follows, viz:BEGINNING at a stake in the middle  
of the Doe Run and Newark Road in a line of land  
late of William Chandler, Jr., and a corner of land  
of Hannah Gregg; thence along the middle of said  
road, north eight and a half degrees west, seventy-  
seven feet to a corner of George N. Turner's land;  
thence by said land north seventy-nine and a half  
degrees east, two hundred sixty-four feet to a stale;  
thence south eight and a half degrees east, seventy-  
seven feet to a corner of said Gregg's land;  
thence by the same south seventy-nine degrees  
west, two hundred sixty-four feet to the place of  
beginning.CONTAINING twenty thousand three  
hundred and twenty-eight square feet of land, be

the same more or less.

BEING NO. 1062 Newark Road.

BEING UPI #60-3C-32

TITLE is vested in: Robyn J. Scarlett,  
by that Deed dated 07/07/2005 and recorded on  
08/17/2005 in Book 6586 at Page 2157, of the  
Chester County, PA records.PLAINTIFF: US Bank National  
Association

VS

**DEFENDANT: ROBYN J. SCAR-  
LETT**SALE ADDRESS: 1062 Newark Rd,  
Toughkenamon, PA 19374PLAINTIFF ATTORNEY: **KEVIN  
PAUL DISKIN, 215-752-8111****SALE NO. 11-8-531****Writ of Execution No. 10-09245****DEBT \$82,609.92**BY virtue of a Writ of Execution No.  
10-09245OWNER(S) of property situate in the  
Borough of Kennett Square, Chester County,  
Pennsylvania, being 625 South Broad Street,  
Kennett Square, PA 19348-3345

UPI No. 3-5-104

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$82,609.92

PLAINTIFF: Metlife Homes Loans

VS

**DEFENDANT: LISA A. BELL**  
SALE ADDRESS: 625 South Broad  
Street, Kennett Square, PA 19348PLAINTIFF ATTORNEY: **ALLISON  
WELLS, 215-563-7000**

**SALE NO. 11-8-533**  
**Writ of Execution No. 10-14528**  
**DEBT \$179,011.52**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Final Subdivision Plan of Highland Estates, made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 12/13/1976 and last revised 1/13/1977 and recorded in Plan #888 as follows, to wit:

BEGINNING at a point on the north-westerly side of Kathleen Drive (fifty feet wide), said point being measured the two following courses and distances from a point of curve on the southwesterly ultimate right of way line of Mount Carmel Road (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of twenty five feet, the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south sixty eight degrees, fifty two minutes west, one hundred seventy seven and eighty eight one-hundredths feet to the point of beginning; thence extending from said beginning point along the aforesaid side of Kathleen Drive south sixty eight degrees, fifty two minutes west, two hundred feet to a point, a corner of Lot 6 on said Plan; thence extending along Lot 6 north twenty one degrees, eight minutes west, two hundred twenty three and ninety eight one-hundredths feet to a point; thence extending north sixty eight degrees, three minutes, forty seconds east, two hundred feet to a point, a corner of Lot 8 on said Plan; thence extending along Lot 8 south twenty one degrees, eight minutes east, two hundred twenty six and seventy nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot 7 on said Plan.

BEING UPI #47-7-6.5G

PARCEL Number: UP1 #47-7-6.5G

IMPROVEMENTS: residential dwelling

TITLE To said premises is vested in Gerald K. Harpel, as sole owner by Deed from Gerald K. Harpel and Patricia McCouch, dated 12/10/2002 and recorded 3/13/2003 in Record Book 5607, Page 2104.

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **GERALD & CHRISTINA HARPEL**

SALE ADDRESS: 103 Kathleen Dr,

Coatesville, PA 19320

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

**SALE NO. 11-8-534**  
**Writ of Execution No. 10-05690**  
**DEBT \$285,032.47**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Calnshire West, made by Edward B. Walsh & Associates, Inc., Civil Engineers & Surveyors, Downingtown, PA, dated 06/20/2000 and last revised 09/10/2002, recorded in Plan #16751 as follows, to wit:

BEGINNING at a point on the south-westerly side of Cornwall Place (50 feet wide), a corner of Lot No. 48; thence extending from said beginning point along the said southwesterly side of Cornwall Place the two (2) following courses and distances: (1) on the arc of a circle curving to the right having a radius of 475 feet the arc distance of 124.93 feet to a point of compound curve; and (2) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 13.45 feet to a point, a corner of Lot NO. 46; thence extending along same south 83 degrees 15 minutes 33 seconds west 151.25 feet to a point in line of Lot No. 45; thence extending along same north 30 degrees 42 minutes 24 seconds west 86.18 feet to a point, a corner of Lot No. 48; thence extending along same north 63 degrees 47 minutes 08 seconds east 169.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 47 on said Plan.

BEING UPI #28-5-283.

BEING known as: 130 Cornwall Place, Coatesville, PA 19320

PROPERTY ID No.: 28-05-0283

TITLE to said premises is vested in Yuli Webster and Rene Webster by Deed from Calnshire Estate, LLC, a PA Limited Liability Company dated 11/30/2007 recorded 01/24/2008 in Deed Book 7352 Page 1651.

PLAINTIFF: Ocwen Loan Servicing LLC

VS

DEFENDANT: **RENE & YULI WEBSTER**

SALE ADDRESS: 130 Cornwall Place, Coatesville, PA 19320

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

**SALE NO. 11-8-535****Writ of Execution No. 09-07535****DEBT \$180,233.53**

BY virtue of a Writ of Execution No.  
09-07535

OWNER(S) of property situate in  
Kennett Square, Chester County, Pennsylvania,  
being 707 Lafayette Street, Kennett Square, PA  
19348-3424

UPI No. 3-4-242

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$180,233.53

PLAINTIFF: US Bank National  
Association

VS

DEFENDANT: **LYNN M. ACETO**

SALE ADDRESS: 707 Lafayette  
Street, Kennett Square, PA 19348

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

**SALE NO. 11-8-536****Writ of Execution No. 11-02505****DEBT \$237,379.32**

ALL THAT CERTAIN lot or parcel of  
land with the buildings and improvements thereon  
erected, situate in the Borough of Phoenixville,  
County of Chester and State of Pennsylvania  
bounded and described according to a Subdivision  
Plan of "Fair-View" by William L. Conner,  
Professional Land Surveyor, Spring City, PA dated  
6/28/89, last revised 1/22/90 and recorded 4/5/90  
as Plan #102398 as follows, to wit:

BEGINNING at a point on the southerly  
side of Grant Street (50 feet wide) said point  
being a corner of Lot #8 (as shown on said Plan);  
thence from said point of beginning extending  
along said street north 78 degrees 00 minutes 00  
seconds east 21.00 feet to a point, being a corner of  
Lot #10; thence leaving said street extending along  
#10 south 12 degrees 00 minutes 00 seconds east  
139.52 feet to a point on the northern right of way  
line of an unnamed alley, being a corner of Lot  
#10; thence extending along said alley north 88  
degrees 17 minutes 41 seconds west 21.34 feet to  
a point, being a corner of Lot #8; thence leaving  
said alley extending along Lot #8 north 12 degrees  
00 minutes 00 seconds west 135.70 feet to the first  
mentioned point and place of beginning.

BEING Lot #9 on the above mentioned  
Plan.

HAVING erected thereon a dwelling

known as 444 Grant Street, Phoenixville, PA  
19460.

PARCEL No. 15-5-91.10.

BEING the same premises which  
James A. Borai by Deed dated 9/30/2009 and  
recorded 10/15/2009 in the Recorder's Office of  
Chester County, Pennsylvania, Deed Book Volume  
7790, Page 2367, Instrument No. 10969089, grant-  
ed and conveyed unto Christopher T. Borai and  
Jamie L. Borai.

PLAINTIFF: PNC Bank National  
Association

VS

DEFENDANT: **CHRISTOPHER &  
JAMIE BORAI**

SALE ADDRESS: 444 Grant St,  
Phoenixville, PA 19460

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

**SALE NO. 11-8-537****Writ of Execution No. 10-07065****DEBT \$162,986.77**

BY virtue of a Writ of Execution No.  
10-07065

OWNER(S) of property situate in the  
Township of Penn, Chester County, Pennsylvania,  
being 776 Ewing Road, a/k/a 760 Ewing Road,  
Cochranville, PA 19330

UPI No. 58-1-1.1D

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$162,986.77

PLAINTIFF: Metlife Home Loans

VS

DEFENDANT: **PAUL DALY a/k/a  
PAUL C. DALY and LEE BARTHEL**

SALE ADDRESS: 776 Ewing Road  
a/k/a 760 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **ANDREW  
C. BRAMBLETT, 215-563-7000**

**SALE NO. 11-8-538****Writ of Execution No. 08-12674****DEBT \$512,957.76**

BY virtue of a Writ of Execution No.  
08-12674

OWNER(S) of property situate in New  
Garden Township, Chester County, Pennsylvania,  
being 103 Muirfield Court, Avondale, PA 19311-  
1444

UPI No. 60-4-120

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$512,957.76  
PLAINTIFF: GMAC Mortgage LLC  
VS  
DEFENDANT: GERALD & EILEEN

**ROSE**

SALE ADDRESS: 103 Muirfield Court, Avondale, PA 19311

PLAINTIFF ATTORNEY: JOSHUA I. GOLDMAN, 215-568-6060

**SALE NO. 11-8-539****Writ of Execution No. 10-03946****DEBT \$123,013.55**

BY virtue of a Writ of Execution No. 10-03946

OWNER(S) of property situate in the Township of West Sadsbury, Chester County, Pennsylvania, being 4117 Upper Valley Road, Parkesburg, PA 19365-1607

UPI No. 36-5-69

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$123,013.55

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: WILLIAM H. VIEBAHN, JR

SALE ADDRESS: 4117 Upper Valley Road, Parkesburg, PA 19365

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

**SALE NO. 11-8-540****Writ of Execution No. 10-02295****DEBT \$152,147.43**

BY virtue of a Writ of Execution No. 10-02295

OWNER(S) of property situate in West Caln Township, Chester County, Pennsylvania, being 1320 Telegraph Road, Coatesville, PA 19320-1037

UPI No. 28-02-00804.060

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$152,147.43

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: RICHARD HIMEL-RIGHT & MAUREEN SHARPLESS

SALE ADDRESS: 1320 Telegraph Road, Coatesville, PA 19320

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

**SALE NO. 11-8-541****Writ of Execution No. 10-14999****DEBT \$171,227.92**

BY virtue of a Writ of Execution No. 2010-14999

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 2 West Corwen Terrace, West Chester, PA 19380-1100

UPI No. 41-05Q-0304

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$171,227.92

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: DANIEL & LINDA SPAZANI

SALE ADDRESS: 2 West Corwen Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: ANDREW C. BRAMBLETT, 215-563-7000

**SALE NO. 11-8-543****Writ of Execution No. 10-10019****DEBT \$75,000.00**

AN approximate 1.9 acre parcel of unimproved real property known as Lot #9 on the plan made by Henry H. Hopkins, Sr., Professional Engineer of Kimberton, Pennsylvania, dated 11-25-1960 and last revised 10-23-1962, aT the south and rear of Art School Road, West Pikeland Township, Chester County, Pennsylvania, and known as Tax Parcel No. 34-01-0027 with the Universal Parcel Identifier No. 34-1-27

PLAINTIFF: The Ramsay S. Buchanan Family Trust

VS

DEFENDANT: JOHN G. CATTROEN REALTORS

SALE ADDRESS: 1912 Art School Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: DAVID M. BURKHOLDER, 610-354-9700

**SALE NO. 11-8-544**  
**Writ of Execution No. 10-07569**  
**DEBT \$137,115.72**

BY virtue of a Writ of Execution No. 10-07569

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 122 Country Run Drive, Coatesville, PA 19320-3068

UPI No. 16-04-0263

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$137,115.72

PLAINTIFF: GMAC Mortgage, LLC

VS

DEFENDANT: **TIMOTHY HEGARTY**

SALE ADDRESS: 122 Country Run Dr, Coatesville, PA 19320

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

**SALE NO. 11-8-545**  
**Writ of Execution No. 06-09822**  
**DEBT \$206,781.96**

BY virtue of a Writ of Execution No. 06-09822

OWNER(S) of property situate in the Township of East Vincent, Chester County, Pennsylvania, being 440 Winding Stream Road, Spring City, PA 19475

UPI No. 21-06-0072

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$206,781.96

PLAINTIFF: Indymac Bank FSB

VS

DEFENDANT: **ANTHONY M. PECK**

SALE ADDRESS: 440 Winding Stream Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **FRANCIS S. HALLINAN, 215-563-7000**

**SALE NO. 11-8-546**  
**Writ of Execution No. 10-06637**  
**DEBT \$124,395.26**

ALL THAT CERTAIN lot or piece of land, situate in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania, being bounded and described according to a plan of survey made for Wright Miller and Marcel Scholler by Earl R. Ewing Reg.

Surveyor of Phoenixville, Pennsylvania, on 07/10/1957, as follows, to wit:

BEGINNING at a point on the southerly side of Marcel Avenue at the distance of 215.72 feet measured, north 63 degrees, 45 minutes west, from the centerline of Hill Church Road a corner of Lot No. 60 on plan, thence extending along Lot No. 60 on Plan, south 23 degrees, 53 minutes west, 122.38 feet to a point a corner of Lot No. 58, thence extending along same, north 70 degrees, 37 minutes west, 188.94 feet to a point on the easterly side of Kenneth Avenue, thence extending along same, north 19 degrees, 23 minutes east, 156.52 feet to a point of curve, thence along a line curving to the right having a radius of 15 feet the arc distance of 30.07 feet to an iron pin on the southerly side of Marcel Avenue, thence extending along the same the next three following courses and distances to wit: (1) south 45 degrees, 45 minutes east, 60.81 feet to a point of curve; thence (2) along a line curving to the left having a radius of 55 feet the arc distance of 17.28 feet to a point; (3) south 63 degrees, 45 minutes east, 103.13 feet to the first mentioned point and place of beginning.

BEING Lot No. 59 on aforesaid Plan.

BEING UPI No. 21-5H-51.

BEING the same premises which Michael A. Hilend and Robert P. Hilend, by Fee Simple Deed dated June 24, 2003 and recorded July 8, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5772 Page 1202, as Instrument Number 10266940, granted and conveyed unto Robert P. Hilend and Giuliana E. Hilend, husband and wife, in fee.

PLAINTIFF: Beneficial Consumer Discount Company

VS

DEFENDANT: **ROBERT & GIULIANA HILEND**

SALE ADDRESS: 10 Marcel Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **STEVEN K. EISENBERG, 215-572-8111**

**SALE NO. 11-8-548**  
**Writ of Execution No. 08-08534**  
**DEBT \$2,286.57**

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania.

TAX Parcel No. 39-3M-102

PROPERTY address: 5 Quarry Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township



Municipal Authority

VS

DEFENDANT: **TAMIL PARKER**

SALE ADDRESS: 5 Quarry Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CHRISTOPHER J. DILENNO, 866-211-9466**

**SALE NO. 11-8-551**

**Writ of Execution No. 09-10139**

**DEBT \$1,595.27**

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, hereditaments and appurtenances, designated as Lot No. 213 on the original Plan of Lots known as Megargee Heights, duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania in Plan Book No. 1, Page 76, situate in the Township of Caln, County of Chester, and State of Pennsylvania.

CONTAINING 11,256 square feet of land be the same more or less.

TAX Parcel No. 39-3R-35

PROPERTY address: 1500 Stirling Street, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **NATHANIEL & GLADYS ANDERSON**

SALE ADDRESS: 1500 Stirling Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-4466**

**SALE NO. 11-8-554**

**Writ of Execution No. 09-13975**

**DEBT \$1,477.49**

ALL THOSE THREE CERTAIN tracts of land:

THE FIRST THEREOF:

ALL THAT CERTAIN lot of land, situate in Valley Township, Chester County, Pennsylvania, being the eastern ten feet of Lot No. 113 on a Plan of Lots known as Steel City Addition No. 2, a Plan of which is recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

THE SECOND THEREOF

ALL THAT CERTAIN lot of land, situate in Valley Township, Chester County, Pennsylvania, being the eastern ten feet of Lot No. 113 on a Plan of Lots known as Steel City Addition No. 2, a Plan of which is recorded in the Office of the Recorder of Deeds of Chester County,

Pennsylvania.

THE THIRD THEREOF

ALL THOSE CERTAIN lots of land designated as Lots 114 and 115 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.

TAX Parcel No. 38-5F-183

PROPERTY address: 67 Pine Street,  
Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township

VS

DEFENDANT: **ADRIAN & KIM-BERLY GOMEZ**

SALE ADDRESS: 67 Pine Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT DADAY, 866-211-4466**

**SALE NO. 11-8-555**

**Writ of Execution No. 09-08707**

**DEBT \$1,332.22**

ALL THAT CERTAIN lot of land situated in the Township of Caln, County of Chester and State of Pennsylvania.

TAX Parcel No. 39-4L-49

PROPERTY address: 3210 Hazelwood Avenue, Caln Township, Pennsylvania

PLAINTIFF: Caln Township

VS

DEFENDANT: **KATHRYN E. LOWE**

SALE ADDRESS: 3210 Hazelwood Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JASON J. LEININGER, 215-635-7200**

**SALE NO. 11-8-556**

**Writ of Execution No. 11-02032**

**DEBT \$142,312.59**

ALL THAT CERTAIN piece, parcel of land together with the dwelling house, garage and trailer erected thereon, being Lot 1 as shown on Plan of Ziegler's Lots in the Borough of Elverson, County of Chester and Commonwealth of Pennsylvania being more fully bounded and described as follows to wit:

BEGINNING at a corner on the eastern ultimate right-of-way of line of Brick Lane (50' wide), said corner being a property now or formerly belonging to David B. Martin and the southwestern corner of the herein described premises: thence along the aforesaid ultimate right-of-way Brick Lane, crossing a twenty feet (20) wide ease-

ment for sanitary sewers, north three (3) degrees forty-two (42) minutes fifteen (15) seconds west a distance of two hundred thirty nine and thirty four hundredths (239.34) feet to a corner marked by a steel pin; thence along Lot 2, the two (2) following courses and distances viz: (1) leaving the aforesaid Brick Lane and crossing the northern terminus of a twenty feet (20) wide sanitary sewer easement to Lot 2, north eighty-six (86) degrees seventeen (17) minutes forty-five (45) seconds east a distance of one hundred forty (140) feet to a corner marked by a steel pin and (2) passing through a steel pin on line, twenty-eight and fourteen hundredths (28.14) feet from the next described corner, south three (3) degrees forty-two (42) minutes fifteen (15) seconds east a distance of one hundred twenty three and forty-six hundredths (123.46) feet to corner in line of property now or formerly belonging to David B. Martin: thence along the same, south forty-six (46) degrees forty (40) minutes fifty-five (55) seconds west a distance of one hundred eighty-one and seventy-three hundredths (181.73) feet to the place of beginning.

SUBJECT to a twenty feet (20) wide easement for sanitary sewers which crosses Lot 1, the above described premises, as follows, to wit:

EIGHTY six degrees seventeen minutes forty five seconds east (N 86 degrees 17' 45" E.) a distance of sixty feet (60') from a steel pin on the ultimate right-of-way line of Brick Lane: thence along the aforesaid division line between Lot 1 and Lot 2, north eighty six degrees seventeen minutes forty five seconds east (N 86 degrees 17' 45" E.) a distance of twenty and nine hundredths feet (20.09') to a corner: thence through Lot 1 the four (4) following courses and distances viz: (1) south zero degrees thirty two minutes twenty four seconds east (S.0 degrees 32'24" E.) a distance of one hundred four and forty four hundredths feet (104.44') to a corner (2) south eighty eight degrees eighteen minutes forty-nine seconds east (S. 88 degrees 18' 49" E.) a distance of thirty four and twenty eight hundredths feet (34.28') to a corner, (3) south forty six degrees fifty minutes twenty two seconds west (S. 46 degrees 50' 22"W.) a distance of twenty eight and thirty seven hundredths feet (28.37) to a corner and (4) north eighty-eight degrees eighteen minutes forty nine seconds west (N. 88 degrees 18' 49"W.) a distance of one hundred five feet (105') to a corner on the ultimate right-of-way line of Brick Lane: thence along the same north three degrees forty two minutes fifteen seconds west (N. 3 degrees 42' 15"W.) a distance of twenty and nine hundredths feet (20.09') to a corner, thence through Lot 1 the two (2) following courses and distances viz: (1) leaving

the aforesaid Brick Lane, south eighty eight degrees eighteen minutes forty nine seconds east (S. 88 degrees 18'49"E.) a distance of fifty two and seventy two hundredths feet (52.72') to a corner and (2) north zero degrees thirty two minutes twenty four seconds west (N. 0 degrees 32' 24" W.) a distance of one hundred five and sixty six hundredths feet (105.66') to the place of beginning.

TAX ID No: 12-5-1

TAX Parcel #13-5-1

PROPERTY address: 21 South Brick Lane, Elverson, PA 19520

IMPROVEMENTS: A residential dwelling.

SOLD as the property of: Charles H. Ziegler

BY Deed from: Russell H. Ziegler, Sr., single man and Charles H. Ziegler, single man

DATED: 04/14/2004 and recorded: 04/19/2004

BOOK: 6125 Page: 755

PLAINTIFF: Deutsche Bank National Trust Company (trustee)

VS

DEFENDANT: **CHARLES H. ZIEGLER**

SALE ADDRESS: 21 South Brick Lane, Elverson, PA 19520

PLAINTIFF ATTORNEY: **MICHAEL TIMOTHY MCKEEVER, 215-627-1322**

**SALE NO. 11-8-557**

**Writ of Execution No. 10-04497**

**DEBT \$258,704.73**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, designated as Parcel No. 3 on a Minor Subdivision Plan dated September 24, 1993 last revised February 10, 1995, made for Fons D. Thorum, prepared by Hopkins and Scott Inc. Registered Surveyors, Kimberton, Pennsylvania, said property being more fully described as follows, to wit:

BEGINNING at a point on the title line of Kimberton Road (T-585), a corner of Parcel No. 1 on said Plan; thence along said title line south 84 degrees 15 minutes 00 seconds west 113.67 feet to a point on the title line of Prizer Road (SR 1047); thence along said title line the 2 following courses and distances: (1) north 05 degrees 26 minutes 00 seconds west 136.60 feet to a point curvature and (2) on a line curving to the right having a radius of



1196.28 feet an arc length of 84.33 feet to a point a corner of Parcel No. 5 of said Plan; thence along Parcel No. 5 south 51 degrees 09 minutes 00 seconds east 61.58 feet to a point, a corner of Parcel No. 2 on said Plan; thence along Parcel No. 2 and Parcel No. 4 the (3) following courses and distances (1) south 52 degrees 00 minutes 00 seconds east 32.90 feet to a point, (2) north 06 degrees 30 minutes 00 seconds east 42.50 feet to a point and (3) south 83 degrees 30 minutes 00 seconds east 50.23 feet to a point in line of Parcel No. 1 on said Plan; thence along Parcel No. 1 the (2) following courses and distances: (1) south 06 degrees 47 minutes 00 seconds west 64.97 feet to a point and (2) south 01 degrees 02 minutes 44 seconds east 122.02 feet to the first mentioned point and place of beginning.

BEING Parcel Number 26-2L-7.

TITLE to said premises is vested in Thomas G. Drauschak, Jr. by Deed from Thomas G. Drauschak, Jr. and Petra Drauschak, husband and wife dated December 23, 2004 and recorded December 23, 2004 in Deed Book 6369 Page 1997.

PLAINTIFF: Susquehanna Bank  
(Successor to)

VS

DEFENDANT: **THOMAS G.  
DRAUSCHAK, JR**

SALE ADDRESS: 2203 Kimberton  
Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ANTHONY P. TABASSO, 215-569-2700**

**SALE NO. 11-8-558**

**Writ of Execution No. 10-11642**

**DEBT \$168,197.13**

ALL THAT CERTAIN unit in the property known, named and identified as 'Timberlane Condominium', Unit #1F situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 58 P.S. Sec. 3101, et seq., by the recording in the Recorder of Deeds Office of Chester County a Declaration of Condominium for 'Timberlane Condominium including Plats and Plans attached thereto marked as Exhibit 'B' dated 3/2/05 and recorded 3/2/05 in Record Book 6423 Page 1497 as heretofore amended by a First Amendment thereto including as-built plats for Units 29-34, 35-40 and 41-46 dated 11/21/05 and recorded 12/8/05 in Record Book 6706 Page 593 and amended by a Second Amendment thereto including As-Built Plats for

Units 1-6 and 7-12 dated 5/17/06 and recorded 5/17/06 in Record Book 6845 Page 101 to more precisely identify the exact locations of certain units by as-built plats; together with the proportionate undivided interest in the common elements as defined in the Declaration as further amended from time to time as to Unit #1F.

TITLE to said premises is vested in Eleanor K. Ratigan, by Deed from Milestone Land Development Company, Inc. and NVR, Inc., trading as Ryan Homes, a Virginia Corporation, dated 05/26/2006, recorded 07/17/2006 in Book 6898, Page 91.

UPI #38-5-47.1

BEING known as the premises of 133  
Maple Avenue, Coatesville, PA 19320-2794

RESIDENTIAL property

SEIZED in execution as the property of  
Eleanor K. Ratigan on No.: 10-11642

PLAINTIFF: Chase Home Finance  
LLC

VS

DEFENDANT: **ELEANOR K. RATIGAN**

SALE ADDRESS: 133 Maple Ave,  
Coatesville, PA 19320

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

**SALE NO. 11-8-559**  
**Writ of Execution No. 10-09515**  
**DEBT \$121,487.37**

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Aspenwood Condominium, Exton, Pa., 19341, Uwchlan Township, Chester County, Pa., which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated 11/1/1976 and recorded 11/16/1976 in Misc. Deed Book 376 Page 289, a First Amendment thereto dated 6/1/1977 recorded 6/3/1977 in Misc. Deed Book 376 Page 248, Declaration Plan dated 11/1/1976 and revised 11/1/1976 and recorded 11/1/1976 and recorded 11/16/1976 in Plan File No. 707, a First Amendment thereto dated 11/1/1976 recorded 6/3/1977 in Plan File No. 1070 and a Code of Regulations dated 11/1/1976 and recorded 11/16/1976 in Misc. Deed Book 354 Page 1, being and designated as such Declaration Plan as Unit No. 702 as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter be amended together with an initial proportionate undivided interest in the common elements (as defined in such Declaration) of .952%.

TITLE to said premises is vested in Susan M. Dempsey by Deed from Ann Hess Tarlecki dated January 29, 2003 and recorded February 10, 2003 in Deed Book 5565, Page 722.

PREMISES being known as: 702 Worthington Drive, Exton, Pennsylvania 19341.

TAX I.D. #: 33-5-178

PLAINTIFF: Chase Home Finance LLC

VS

DEFENDANT: **SUSAN M. DEMPSEY**

SALE ADDRESS: 702 Worthington Drive, Exton, PA 19341

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

**SALE NO. 11-8-560**  
**Writ of Execution No. 11-01368**  
**DEBT \$278,523.75**

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances thereon, situate in the Township of West Brandywine, County of Chester, Commonwealth

of Pennsylvania, bounded and described according to a Subdivision Plan of Property for Hennessey Brothers, made by Berger and Hayes, Inc., dated 07/02/1981 and last revised 7/15/1981, as follows, to wit:

BEGINNING at a point on the title line in the bed of Reeceville Road, 50 feet wide, said point also being a corner of Lot No. 2; thence extending from said beginning point and along Lot No. 2. south 87 degrees 30 minutes east, 296.76 feet to a point in line of lands now or late of Charles Spotts; thence extending along same, south 08 degrees 7 minutes east. 150 feet to a point in line of lands now or late of George C. Robinson; thence extending along Barns and also along lands now or late of Warren A. Kuhn, north 87 degrees 30 minutes west. 296.76 feet to a point on the title line in the bed of Reeceville Road; thence extending along same, north 08 degrees 07 minutes west, 150 feet to the first mentioned point and place of beginning

.BEING Lot No 3 as shown on said Plan.

PARCEL No.: 29-7-118.2

BEING known as: 745 Reeceville Road, Coatesville, PA 19320.

BEING the same premises which Anthony L. DiFronzo and Lucille P. DiFronzo, by Deed dated October 17, 2008 and recorded October 21, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7534, Page 627, granted and conveyed unto Jack M. Laurent.

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **JACK M. LAURENT**

SALE ADDRESS: 745 Reeceville Road, Coatesville, PA 19320

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

**SALE NO. 11-8-561**  
**Writ of Execution No. 10-12988**  
**DEBT \$103,124.32**

BY virtue of a Writ of Execution No. 10-12988

OWNER(S) of property situate in the City of Coatesville, Chester County, Pennsylvania, being 135 Woodland Avenue, Coatesville, PA 19320-3662

UPI No. 16-6-963  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$103,124.32  
PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **AMANDA S. HOLD-**  
**EN**  
 SALE ADDRESS: 135 Woodland Ave.,  
 Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **COURTE-**  
**NAY R. DUNN, 215-563-7000**

**SALE NO. 11-8-562**  
**Writ of Execution No. 11-02431**  
**DEBT \$451,984.32**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Rorke and Wadsworth Properties, made by Commonwealth Engineers, Inc., Downingtown, PA dated January 10, 2001, last revised May 17, 2004 and recorded September 1, 2005 as Plan No. 17560 as follows, to wit:

BEGINNING at a point of curve to the southwesterly side of Brittany Lane (50 feet wide), said point being a corner of Lot No. 53 (as shown on said Plan); thence from said point of beginning extending along said lane on a line curving to the right having a radius of 165.00 feet, a chord bearing of south 20 degrees 08 minutes 10 seconds west and an arc distance of 231.20 feet to a point, being a corner of Lot No. 55; thence leaving said lane and extending along Lot No. 55 north 29 degrees 43 minutes 18 seconds west 139.75 feet to a point in line of a Trail Corridor Area, being a corner of Lot No. 55; thence extending partially along said Trail Area the two following courses and distance; (1) north 71 degrees 43 minutes 07 seconds east 8.33 feet to a point; thence (2) north 01 degrees 14 minutes 38 seconds west 26.54 feet to a point, being a corner of Lot No. 53; thence leaving said Trail Area extending along Lot No. 53 north 69 degrees 59 minutes 39 seconds east 143.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 54 on the above mentioned Plan.

BEING known as 82 Brittany Lane.  
 BEING UPI Number 31-6-198.

BEING the same premises which Heritage-Highspire Estates, L.P. by Deed dated December 22, 2008 and recorded in the Office of the Recorder of Deeds of Chester County on January 7, 2009 in Deed Book Volume 7568, Page 1969, granted and conveyed unto Claudio A. Soto and Angela C. Sanita-Soto, husband and wife.

PLAINTIFF: The Huntington National Bank

VS  
 DEFENDANT: **ANGELA & CLAU-**  
**DIO SOTO**  
 SALE ADDRESS: 82 Brittany Ln.,  
 Glenmoore, PA 19343  
 PLAINTIFF ATTORNEY: **DANIEL J.**  
**BIRSIC, 412-281-7650**

**SALE NO. 11-8-563**  
**Writ of Execution No. 11-01973**  
**DEBT \$363,529.75**

BY virtue of a Writ of Execution No. 2011-01973-RC

OWNER(S) of property situate in the Township of East Vincent, Chester County, Pennsylvania, being 46 Percheron Drive, Spring City, PA 19475-2613

UPI No. 21-5-299  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$363,529.75  
 PLAINTIFF: Citimortgage Inc  
 VS  
 DEFENDANT: **JOSEPH & LISA**  
**SIMONETTI**

SALE ADDRESS: 46 Percheron Dr,  
 Spring City, PA 19475  
 PLAINTIFF ATTORNEY: **COURTE-**  
**NAY R. DUNN, 215-563-7000**

**SALE NO. 11-8-564**  
**Writ of Execution No. 10-07602**  
**DEBT \$107,139.64**

BY virtue of a Writ of Execution No. 10-07602

OWNER(S) of property situate in the Borough of Kennett Square, Chester County, Pennsylvania, being 710 South Wayne Avenue, Kennett Square, PA 19348-3445

UPI No. 3-4-206.8  
 IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$107,139.64  
 PLAINTIFF: Wells Fargo Bank NA  
 VS  
 DEFENDANT: **ERNEST S. & MAR-**  
**JORIE B. GROSS**

SALE ADDRESS: 710 S. Wayne Ave,  
 Kennett Square, PA 19348  
 PLAINTIFF ATTORNEY: **COURTE-**  
**NAY R. DUNN, 215-563-7000**

**SALE NO. 11-8-565**  
**Writ of Execution No. 10-12722**

**DEBT \$161,147.17**

ALL THAT CERTAIN lot of land, situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision of Lands for Lee Chetty made by John Smirga, dated April 4, 1988, last revised July 30, 1988 and recorded in Chester County Recorder of Deeds Office as Plan No. 8569 as follows, to wit:

BEGINNING at a point on the northwesterly side of Milford Road (LR 15203) (SR 4045) a corner of Lot No. 2 on said Plan; thence extending from the beginning point along Lot No. 2, north 41 degrees 48 minutes 10 seconds west, 100 feet; thence extending along same north 67 degrees 37 minutes 35 seconds west, 211.09 feet to a point in line of Lot No. 3 on said Plan; thence extending along Lot No. 3, north 47 degrees 54 minutes 17 seconds east, 214 feet to a point on the southwesterly side of Font Road (T-452); thence extending along Font Road, south 41 degrees 48 minutes 10 seconds east, 290.48 feet to the corner of said road and aforementioned Milford Road; thence extending along Milford Road, south 47 degrees 54 minutes 17 seconds west, 124 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING UPI No. 32-1-27.7

IMPROVEMENTS: residential dwelling.

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **BRYCE & LINDA**

**RITTER**

SALE ADDRESS: 100 Milford Rd.,  
Downingtown, PA 19335

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

**SALE NO. 11-8-566**

**Writ of Execution No. 11-01781**

**DEBT \$348,207.31**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvement thereon, situate in Westtown Township, Chester County Penna. As shown on Record Plan of Cuddleback Property, a/k/a "Highpoint" made by Edward H. Richardson Associates, Inc., Consulting Engineers dated January 22, 1979 and last revised October 23, 1981, Plan Recorded June 13, 1984 as #4952-53 as more fully described as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of the cul-de-sac at the end of Springview Court, said point also marking a corner

of public open space on said Plan; thence from beginning point along the northwesterly, westerly and southwesterly side of said cul-de-sac, on the arc of a circle curving to the left, having a radius of 50.0 feet, the arc distance of 99.27 feet to a point, thence along Lot #912 on said Plan, south 53 degrees, 38 minutes, 52 seconds west, 104.30 feet to a point, thence north 22 degrees, 44 minutes 41 seconds west 148.16 feet to a point, thence along public open space on said Plan, the two (2) following courses and distances (1) north 67 degrees, 15 minutes, 18 seconds east, 170.00 feet to a point, thence (20 south 12 degrees 35 minutes, 40 seconds east 63.64 feet to the first mentioned point and place of beginning.

CONTAINING 18.136 square feet more or less.

BEING Lot & House #910 Springview Court on said Plan.

BEING Chester County UPI 67-1-3.2G  
IMPROVEMENTS: residential dwelling.

PLAINTIFF: First Resource Bank  
VS

DEFENDANT: **CRAIG A. & KATHRYN E. POPE**

SALE ADDRESS: 910 Springview Ct.,  
West Chester, PA 19382

PLAINTIFF ATTORNEY: **ARTHUR L. SAGNOR, III, 610-436-9300**

**SALE NO. 11-8-567**

**Writ of Execution No. 10-09663**

**DEBT \$157,436.54**

BY virtue of a Writ of Execution No.  
10-09663

OWNER(S) of property situate in the Township of Caln, Chester County, Pennsylvania, being 1814 Crest Drive, Coatesville, PA 19320-2562

UPI No. 39-3R-162  
IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$157,436.54

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **JEANETTE L. DAMNJANOVIC**

SALE ADDRESS: 1814 Crest Drive,  
Coatesville, PA 19320

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

**SALE NO. 11-8-568**

**Writ of Execution No. 11-02013**

**DEBT \$128,179.23**

BY virtue of a Writ of Execution No.  
11-02013

OWNER(S) of property situate in the  
West Ward of the Borough of Downingtown,  
Chester County, Pennsylvania, being 241 Prospect  
Avenue, Downingtown, PA 19335-2830

UPI No. 11-011-0087.0000

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$128,179.23

PLAINTIFF: GMAC Mortgage LLC

VS

DEFENDANT: **MARISA MILLS**

SALE ADDRESS: 241 Prospect Ave,  
Downingtown, PA 19335

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

**SALE NO. 11-8-569**

**Writ of Execution No. 11-01770**

**DEBT \$339,220.18**

ALL THAT CERTAIN lot or piece of  
ground situate in West Caln Township, Chester  
County, Pennsylvania, bounded and described  
according to a final Plan of Sandy Hill, drawn by  
Commonwealth Engineers, Inc., dated February 8,  
2001 and last revised June 18, 2002, said Plan  
recorded in Chester County in Plan Book No.  
16745 as follows, to wit:

BEGINNING at a point on the southerly  
side of Sandy Way (50 feet wide), said point  
being a corner of Lot No. 35 on said Plan; thence  
extending from said point of beginning along Lot  
No. 35 south 00 degrees 29 minutes 21 seconds  
east 180.00 feet to a point in line of lands now or  
late of Catharine J. Wanner; thence extending  
along said lands south 89 degrees 30 minutes 39  
seconds west 100.00 feet to a point, a corner of Lot  
No. 37 on said Plan; thence extending along same  
north 00 degrees 29 minutes 21 seconds west  
180.00 feet to a point on the southerly side of  
Sandy Way; thence extending along same north 89  
degrees 30 minutes 39 seconds east 100.00 feet to  
the first mentioned point and place of beginning.

BEING Lot No. 36 as shown on the  
abovementioned Plan.

BEING Parcel Number 28-5-102.23

AS described in Mortgage Book 6951  
and Page 2203

BEING known as: 242 Sandy Way,  
Coatesville, PA 19320

PROPERTY ID No.: 28-05-0102.230

TITLE to said premises is vested in

Gary A. Parker and Christina A. Parker, husband  
and wife by Deed from All County Partnership a  
PA general partnership dated 07/31/2006 recorded  
09/13/2006 in Deed Book 6951 Page 2200.

PLAINTIFF: Onewest Bank FSB

VS

DEFENDANT: **GARY & CHRISTI-  
NA PARKER**

SALE ADDRESS: 242 Sandy Way,  
Coatesville, PA 19310

PLAINTIFF ATTORNEY: **CHAN-  
DRA M. ARKEMA, 856-669-5400**

**SALE NO. 11-8-570**

**Writ of Execution No. 10-15299**

**DEBT \$187,389.54**

ALL THAT CERTAIN lot or piece of  
ground situate in London Grove Township,  
Chester County, Pennsylvania, described accord-  
ing to a Planned Residential Development for  
Heather Grove by Brandywine Valley Engineers,  
Inc., Boothwyn, PA dated 7-5-1989 last revised 7-  
28-1993 and recorded as Plan No. 12218 as fol-  
lows, to wit:

BEGINNING at a point on the north-  
westerly side of Welcome Avenue, a corner of Lot  
30, thence extending north 31 degrees 50 minutes  
54 seconds west 126.07 feet to a point, a corner of  
Lot 32, thence extending north 75 degrees 52 min-  
utes 38 seconds east 160.57 feet to a point of curve  
on the northwesterly side of Welcome Avenue,  
thence extending along an arc of a circle curving to  
the right having a radius of 170.99 feet and the arc  
distance of 169.29 feet to a point of tangent, thence  
extending south 58 degrees 09 minutes 06 seconds  
west 10.00 feet to the point of beginning.

CONTAINING in area 12,278 square  
feet more or less

BEING Lot 31 on said Plan

BEING Tax Parcel #59-8F-67

BEING the same premises which  
Baytown Inc., by Deed dated September 8, 1999,  
and recorded on September 20, 1999 in the Office  
of the Recorder of Deeds in and for Chester  
County in Record Book 4637, Page 1393 con-  
veyed to David Hollerbach and Lauren  
Hollerbach.

BEING UPI #59-8F-67

PROPERTY being known as: 329  
Welcome Avenue, West Grove, Pennsylvania  
19390

IMPROVEMENTS thereon: residential  
dwelling

PLAINTIFF: Wells Fargo Bank NA  
VS

DEFENDANT: **DAVID & LAUREN  
HOLLERBACH**

SALE ADDRESS: 329 Welcome  
Avenue, West Grove, Pa. 19390

PLAINTIFF ATTORNEY: **RICHARD  
BRENT SOMACH, 610-391-1800**

**SALE NO. 11-8-572**  
**Writ of Execution No. 11-03507**  
**DEBT \$561,740.91**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of the Thomas Tract Parcel 2, made by NePo Associates, Inc., consulting Engineers, West Chester, PA dated 5/22/92, last revised 7/8/92 and recorded in Chester County as Plan No. 11752, as follows to wit;

BEGINNING at a point on the south side of Pugh Road, a corner of the lands of Paul Smith as shown on said Plan; thence from said beginning point along the south side of Pugh Road on the arc of a circle curving to the left, having a radius of 590.16 feet, crossing a flood plain and a 20 feet wide sanitary sewer easement, the arc distance of 209.51 feet to a point, a corner of Lot 2, thence along Lot 2 the six (6) following courses and distances; (1) south 19 degrees 06 minutes 10 seconds east, 21.50 feet; (2) south 18 degrees 57 minutes 08 seconds east, crossing a 05 feet wide maintenance easement 32.64 feet; (3) north 71 degrees 00 minutes 10 seconds east, 1.10 feet; (4) south 21 degrees 26 minutes 42 seconds east, 21.34 feet; (5) south 72 degrees 03 minutes 54 seconds west, 11.43 feet; and (6) south 21 degrees 26 minutes 42 seconds east, 140.18 feet to a point in line of lands of Grover K. Houpt; thence along same, south 69 degrees 40 minutes 30 seconds west, crossing aforesaid easement, 266.09 feet to a point, a corner of the lands of Paul Smith; thence along the lands of Smith, north 20 degrees 31 minutes 34 seconds west, 246.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

BEING the same premises in which James and Virginia McWeeny, by Deed dated February 1, 2005 and recorded April 11, 2005 in the County of Chester in Deed Book 6458 Page 824, granted and conveyed unto Kelley Collins and Mary Jane Collins, in fee.

PARCEL Number 43-6L-6.1

PLAINTIFF: IN Bank (A Div of)  
VS

DEFENDANT: **KELLEY & MARY  
JANE COLLINS**

SALE ADDRESS: 810 Pugh Road,  
Wayne, PA 19087

PLAINTIFF ATTORNEY: **JEN-  
NIFER D. GOULD, 215-638-9330**

**SALE NO. 11-8-573**  
**Writ of Execution No. 11-01227**  
**DEBT \$1,102,209.32**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of property made for William M. Parks, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 01/31/1968 and last revised 07/09/1968 as follows, to wit:

BEGINNING at a point in the center line of Westtown Road, at the distance of 98.30 feet measured north 56 degrees, 46 minutes west, from its point of intersection with the center line of Shilo Road, extended; thence along the center line of Westtown Road, the three following courses and distances: (1) north 56 degrees, 46 minutes west, 115 feet to an angle point on said road; (2) north 87 degrees, 39 minutes west, 212.50 feet to another angle point in said road; (3) north 63 degrees, 44 minutes west, 118 feet to a point; thence leaving said road and extending along other land of 130 West Lancaster Corp., of which this was part, the five following courses and distances: (1) north 04 degrees, 25 minutes west, 730 feet to a point; (2) north 88 degrees, 38 minutes, 33 seconds east, 488.30 feet to a point; (3) south 29 degrees, 10 minutes east, 130 feet to point; (4) south 09 degrees, 30 minutes west, 290 feet to a point; (5) south 04 degrees, 05 minutes west, 465 feet to the first mentioned point and place of beginning.

TITLE to said premises is vested in Joseph Kravitz by Deed from Leo Colton Freeman and Elaine H. Freeman dated June 13, 2003 and recorded June 23, 2003 in Deed Book 5750, Page 1043.

PREMISES being known as: 905 Westtown Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 52-6-16.2

PLAINTIFF: Wells Fargo Bank NA  
(Trustee)

VS

DEFENDANT: **JOSEPH KRAVITZ**  
SALE ADDRESS: 905 Westtown Rd,  
West Chester, PA 19382



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

**SALE NO. 11-8-575**

**Writ of Execution No. 10-08014**

**DEBT \$399,639.78**

BY virtue of a Writ of Execution No. 10-08014

OWNER(S) of property situate in the Township of Westtown, Chester County, Pennsylvania, being 2710 Whittleby Court, West Chester, PA 19382-8185

UPI No. 67-003-0129.4700

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$399,639.78

PLAINTIFF: Deutsche Bank Trust Company Americas

VS

DEFENDANT: **FRANCIS & SUSAN**

**EGAN**

SALE ADDRESS: 2710 Whittleby Court, West Chester, PA 19382

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

**SALE NO. 11-8-577**

**Writ of Execution No. 07-08087**

**DEBT \$162,444.04**

BY virtue of a Writ of Execution No. 07-08087

OWNER(S) of property situate in the Township of West Whiteland, Chester County, Pennsylvania, being 400 Jacobs Court, Exton, PA 19341

UPI No. 41-2-311

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$162,444.04

PLAINTIFF: Unknown Requestor

VS

DEFENDANT: **ERIC HUDSON**

SALE ADDRESS: 400 Jacobs Court, Exton, PA 19314

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

**SALE NO. 11-8-579**

**Writ of Execution No. 10-00422**

**DEBT \$125,682.93**

BY virtue of a Writ of Execution No. 10-00422

OWNER(S) of property situate in the

Township of Caln, Chester County, Pennsylvania, being 3209 Raye Road, Thorndale, PA 19372-1054

UPI No. 39-4B-17

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$125,682.93

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **PATRICK & DONNA OAKES**

SALE ADDRESS: 3209 Raye Rd, Thorndale, PA 19372

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

**SALE NO. 11-8-580**

**Writ of Execution No. 10-04925**

**DEBT \$119,201.95**

BY virtue of a Writ of Execution No. 10-04925-CO

OWNER(S) of property situate in the Township of West Caln, Chester County, Pennsylvania, being 1836 Telegraph Road, Honey Brook, PA 19344-9085

UPI No. 28-5-27.5

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$119,201.95

PLAINTIFF: Wells Fargo Bank NA

VS

DEFENDANT: **STUART JONES**

SALE ADDRESS: 1836 Telegraph Road, Honey Brook, PA 19344

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

**SALE NO. 11-8-581**

**Writ of Execution No. 10-12799**

**DEBT \$712,140.30**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Plan of Property for David E. & Jannette P. Caldwell, made by Regester Associates, Inc., dated April 19, 1992 and recorded on July 16, 1992, as Plan #11698, as follows, to wit

BEGINNING at a point on the easterly side of a 25 feet wide private right of way to be owned by Lot #1 and to be used and maintained in common by Lots #1, #2, #3 and #4 and the north-west corner of Lot #4, said beginning point the 7 following courses and distances from public road

SR 3013, known as Kaolin Road and along Lot #1: (1) north 06 degrees 06 minutes 37 seconds west, 107.00 feet to a point; (2) north 02 degrees 37 minutes 06 seconds east, 117.76 to a point; (3) north 31 degrees 44 minutes 00 seconds east, 236.05 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet extending along Lot 4, the arc distance of 194.41 feet to a point of tangent; (5) thence continuing along Lot #4, north 31 degrees 35 minutes 00 seconds west, 7431 feet to a point of curve; (6) on the arc of a circle curving to the right having a radius of 150.00 feet, the arc distance of 39.58 feet to a point of tangent and (7) north 16 degrees 48 minutes 00 seconds west, 25.00 feet to the northwest point of beginning on Lot #4 and the southwest corner of Lot #3; thence along said Lot #3, north 73 degrees 24 minutes 07 seconds east, 306.03 feet to a point inline of lands now or late of Michael W. Pantoliano; thence along lands of Michael W. Pantoliano, south 39 degrees 46 minutes 40 seconds east, 215.00 feet to a point, a corner of Lot #1; thence along Lot #1, the 6 following courses and distances: (1) south 50 degrees 13 minutes 20 seconds west, 27000 feet to a point of tangent; (2) north 83 degrees 31 minutes 27 seconds east, 12607 feet to a point on the easterly side of the aforementioned 25 feet wide private right of way owned by Lot #1 and to be used and maintained by Lots #1, #2, #3 and #4; (3) thence on the arc of a circle curving to the left having a radius of 175.00 feet extending along Lot #4. The arc distance of 117.26 feet to a point of tangent; (4) thence continuing along Lot #4, north 31 degrees 35 minutes 00 seconds west, 74.31 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 150.00 feet, the arc distance of 39.58 feet to a point of tangent and (6) north 16 degrees 48 minutes 00 seconds west, 25.00 feet to the first mentioned point and place of beginning.

BEING Lot #4 as shown on said Plan  
CONTAINING 2.033 acres of land be  
the same more or less

PARCEL No.: 62-6-45.1C

BEING known as: 1 Caldwell Lane,  
Avondale, PA 19311.

BEING the same premises which  
Pauletta Ann Caldwell-Gargan a/k/a Pauletta A. Caldwell, by Deed dated December 8, 2006 and recorded December 29, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 7045, Page 1671, granted and conveyed unto Pauletta A. Caldwell.

PLAINTIFF: Deutsche Bank National  
Trust Company (Trustee)

VS

DEFENDANT: **PAULETTA A. CALDWELL**

SALE ADDRESS: 1 Caldwell Lane,  
Avondale, PA 19311

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

**SALE NO. 11-8-582**  
**Writ of Execution No. 09-15029**  
**DEBT \$297,024.61**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Knollwood Estates, made by Serdy and Bursich, Inc. Engineers, Planners and Surveyors, Pottstown, Pennsylvania, dated 12/22/1978, last revised 11/18/1980 recorded 4/3/1979 in Plan File No. 3437-38, as follows, to wit:

BEGINNING at a point on the cul-de-sac at the end of the Palomino Drive (50 feet wide) said point being a corner of Lot 33 on said Plan also being in the bed of a 20 feet wide utility easement; thence extending from said beginning point and around the cul-de-sac at the end of Palomino Drive on the arc of a circle curving to the left having a radius of 50 feet crossing the southerly side of the aforesaid 20 feet wide utility easement, the arc distance of 71.429 feet to a point a corner of Lot No. 35; thence extending along same south 14 degrees 52 minutes 34 seconds east, 184.626 feet to a point; thence south 56 degrees 5 minutes 48 seconds west, 159.630 feet to a point, said point dividing the Township of West Goshen and the Township of East Bradford; thence extending along same north 27 degrees 40 minutes 00 seconds west, re-crossing the aforesaid 20 feet wide utility easement, 263.247 feet to a point a corner of Lot No. 33, said point also being in the bed of the aforesaid 20 feet wide utility easement, north 66 degrees 58 minutes 30 seconds east, 161.322 feet to the first mentioned point and place of beginning.

BEING the same premises which  
Albert Lewis L. Voss, II and Charlene B. Voss, husband and wife by Deed dated 7/11/2003 and recorded 7/28/2003 in Chester County in Record Book 5809 Page 1437 conveyed unto Brian D. Troland and Kelly A. Troland, in fee.

BEING known as: 1228 Palomino  
Drive, West Chester, PA 19380

PROPERTY ID No.: 52-02-0001.050

TITLE to said premises is vested in  
Heidi S. Giunta by Deed from Brian D. Troland



and Kelly A. Troland dated 12/05/2006 recorded  
12/21/2006 in Deed Book 7040 Page 371.

PLAINTIFF: HSB Bank USA

VS

DEFENDANT: **HEIDI S. GIUNTA**

SALE ADDRESS: 1228 Palomino  
Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MAR-  
GUERITE L. THOMAS, 856-669-5400**

**SALE NO. 11-8-583**

**Writ of Execution No. 10-02263**

**DEBT \$171,143.87**

BY virtue of a Writ of Execution No.  
10-02263

OWNER(S) of property situate in the  
Township of Tredyffrin, Chester County,  
Pennsylvania, being 1022 Washington Place,  
Chesterbrook, PA 19087-5880

UPI No. 43-5-3260

IMPROVEMENTS thereon: residential  
dwelling

JUDGMENT amount: \$171,143.87

PLAINTIFF: Deutsche Bank Trust  
Company Americas

VS

DEFENDANT: **BONNIE & HARRY  
KARAM**

SALE ADDRESS: 1022 Washington  
Place, Wayne, PA 19087

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

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