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(USPS 102-900)

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Wilcox v. Bohmueller et al.

Post-trial relief – Negligence – Legal Malpractice – Limitation of expert testimony
– Weight of the evidence – Credibility – New trial – Abuse of discretion

1. As the trier of fact, it is the Court's obligation and prerogative to make determinations of credibility. Where a trial is held before a judge in a non-jury case, the findings of the trial judge must be given the same weight as a jury verdict.
2. If the Court declines to make any particular finding, such declination would be error only if there is evidence which, for some reason, it is bound to credit and, so crediting, is bound to find establishes the fact at issue by a preponderance of the evidence.
3. Given the unique nature of the power reposed in the trial court concerning a weight claim, the appellate courts have emphasized on a number of occasions that, one of the least assailable reasons for granting or denying a new trial is the lower court's conviction that the verdict was or was not against the weight of the evidence and that new process was or was not dictated by the interests of justice.
4. Where the reasons for the trial court's granting or denying a new trial appear in the record, the appellate courts have held that only a palpable abuse of discretion will warrant upsetting that decision on appeal.
5. To be overturned, the verdict must be so contrary to the evidence as to shock one's sense of justice and not merely that the judge would have reached a different conclusion.
6. The decision whether to grant a new trial on weight of the evidence grounds rests within the discretion of the trial court and that decision will not be disturbed absent an abuse of discretion. An abuse of discretion occurs when the trial court has rendered a judgment that is manifestly unreasonable, arbitrary, or capricious, has failed to apply the law, or was motivated by partiality, prejudice, bias or ill will.
7. The Unfair Trade Practices and Consumer Protection Law does not apply to attorneys practicing law.
8. There are three elements a plaintiff must prove to establish a legal malpractice cause of action: (a) employment of the attorney or other basis for a duty; (b) failure of the attorney to exercise ordinary skill and knowledge; and (c) the negligence on the part of the attorney was the proximate cause of the damage to the plaintiff.
9. An action or proceeding to enforce any right or liability which survives a decedent may be brought by or against his personal representative alone or with other parties as though the decedent were alive.
10. Only the estate can bring a cause of action against an attorney for tort based malpractice, not third party beneficiaries.
11. The ability of an estate to recover for legal malpractice would depend upon whether or not the estate actually suffered any harm as a result of the alleged

malpractice.

12. After cross-examination, all subsequent examinations of the witness may only concern matters developed in the immediately prior examination.
13. Following a non-jury trial and the denial of plaintiff's post-trial motions, plaintiff took an appeal to the Superior Court. The plaintiff was directed to file a Concise Statement of Matters Complained of on Appeal, and the Court issued an opinion setting forth the reasons for its denial of the post-trial motions. Plaintiff contended that the Court erred in failing to find that a claim of negligence against defendant Bohmueller had been made out; that a breach of contract by Bohmueller had been proven; in limiting the testimony of plaintiff's expert witness; and in failing to find that plaintiff, in her individual and not representative capacity, transferred the subject properties to the trust at the request of decedent because of the advice and/or conduct of defendant Bohmueller. The Court Held the plaintiff's arguments were without merit.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2009-11468-CA; Joyce Wilcox, Executrix for the Estate of Joanna Maria Torello v. Barry O. Bohmueller, Esquire, The Patriot Group, Inc. and The Puritan Financial Group, d/b/a The Puritan Group

John F. McKenna for Plaintiff

Jeffrey B. McCarron for Defendant Bohmueller

Robert P. Corbin for Defendant Puritan Financial

No appearance for Defendant Patriot Group

Shenkin, J., November 14, 2011:-

[Editor's Note: Plaintiff took an appeal to the Superior Court on August 25, 2011 at Docket No. 2355 EDA 2011]

[59 Ches. Co. Rep. **Wilcox v. Bohmueller et al.**]

JOYCE A. WILCOX, : IN THE COURT OF COMMON PLEAS
Plaintiff : CHESTER COUNTY, PENNSYLVANIA

VS. : NO. 09-11468

BARRY O. BOHMUELLER, :
et al., Defendants : CIVIL ACTION

John F. McKenna, Esquire, Attorney for Plaintiff
Jeffrey B. McCarron, Esquire, Attorney for Defendant Bohmueller
Robert P. Corbin, Esquire, Attorney for Defendant Puritan Financial
No appearance for Defendant Patriot Group

OPINION

Plaintiff has filed an appeal from our order of July 28, 2011, wherein we denied plaintiff's motion for post-trial relief.¹ Pursuant to Pa.R.A.P. No. 1925(a), we herewith file this opinion setting forth the reasons for our order. We also note that reasons for our order are set forth in summary fashion in the footnotes to that order as well as to our decision dated April 17, 2011, the substance of which are set forth below.

Following the filing of the appeal, appellant was directed to file a concise statement of the errors complained of on appeal and, in response to that order, timely filed a "Concise Statement of Matters Complained of on Appeal." Plaintiff contends that we erred in failing to find that a claim of negligence against defendant Bohmueller had been made out; that a breach of contract by Bohmueller had been proven; in limiting the testimony of plaintiff's expert witness; and in failing to find that plaintiff, in her individual and not representative capacity, "transferred the properties to the Trust at the request of Torello because of the advice and/or conduct of Bohmueller."

For the reasons that follow, we are satisfied that none of these claims have any merit. Three of the issues raised by plaintiff are that we "erred as a matter of law in failing to find" certain things and a fourth issue is that we erred in finding that there was no evidence to support a certain conclusion. Arguably, the first three assignments of error are simply announcements of very general issues which do not preserve issues for appeal. These issues are raised only in the most general of terms, not dissimilar to stating the appellate issue to be that "the trial court erred when it granted [a] summary judgment motion." That statement has been held to

¹Of course, an appeal lies only from the judgment entered in this matter which judgment was not entered until September 30, 2011. As we understand the procedures of the Superior Court, entry of judgment after the filing of an appeal is adequate to deem the appeal perfected.

fail to preserve that issue on appeal. *Lineberger v. Wyeth*, 894 A.2d 141, 148 - 149 (Pa.Super. 2006). But even if these statements do preserve issues on appeal, it would appear that the only issue so preserved is that our failure to find certain facts was against the weight of the evidence. Plaintiff contends that we erred in failing to make certain findings. As the trier of fact, it is our obligation and prerogative to make determinations of credibility. "Where a trial is held before a judge in a non-jury case, the findings of the trial judge must be given the same weight as a jury verdict." *Zimmerman v. Harleysville Mutual Insurance Company*, 860 A.2d 167 (Pa.Super. 2004) citing *Bergman v. United Service Automobile Association*, 742 A.2d 1101 (Pa.Super. 1999). Therefore, if we declined to make any particular finding, such declination would be error only if there is evidence which, for some reason, we are bound to credit and, so crediting, are bound to find establishes the fact at issue by a preponderance of the evidence. In this case, plaintiff's evidence was almost wholly circumstantial. While we credit the testimony to some extent, the testimony is vague and general and does not lead us to the conclusion that plaintiff asks us to draw.

"The standard for determining whether a new trial is warranted based upon a weight of the evidence claim, following a verdict in a non-jury case, has been addressed by our Supreme Court:

Given the unique nature of the power reposed in the trial court concerning a weight claim, this Court has emphasized on a number of occasions that, '[o]ne of the least assailable reasons for granting [or denying] a new trial is the lower court's conviction that the verdict was [or was not] against the weight of the evidence and that new process was [or was not] dictated by the interests of justice.' *Armbruster v. Horowitz*, 572 Pa. 1, 10, 813 A.2d 698, 703 (2002), quoting *Commonwealth v. Brown*, 538 Pa. 410, 436, 648 A.2d 1177, 1189-1190 (1994). The *Armbruster* Court continued in its discussion of this rigid standard: '[a]ccordingly, where the reasons for the trial court's granting or denying a new trial appear in the record, this Court has held that only a palpable abuse of discretion will warrant upsetting that decision on appeal.' *Id.* (citation omitted). See also *Makozy v. Makozy*, 874 A.2d 1160, 1167 (Pa.Super.2005), *appeal denied*, 586 Pa. 740, 891 A.2d 733 (2005). As recently explained by Judge John L. Musmanno in *Angelopoulos v. Lazarus PA Inc.*, 884 A.2d 255, 259 (Pa.Super.2005), *appeal denied*, 587 Pa. 680, 897 A.2d 449 (2006), the verdict must be so contrary to the evidence as to 'shock one's sense of justice,' and not merely that the judge would have reached a different conclusion.

Furthermore, our Court has repeatedly held that

[t]he decision whether to grant a new trial on weight of the evidence grounds rests within the discretion of the trial court and that decision will not be disturbed absent an abuse of discretion. An abuse of discretion occurs when the trial court has rendered a judgment that is manifestly unreasonable, arbitrary, or capricious, has failed to apply the law, or was motivated by partiality, prejudice, bias or ill will.

Womack v. Crowley, 877 A.2d 1279, 1282–83 (Pa.Super.2005), *appeal denied*, 588 Pa. 751, 902 A.2d 1242 (2006).” *Imperial Excavating and Paving, LLC v. Rizzetto Construction Management, Inc.* 935 A.2d 557, 562 -563 (Pa.Super. 2007).

The essence of the problem with plaintiff’s case is her failure to distinguish between her standing in her representative capacities — trustee and executrix — and her role as an individual and beneficiary of the trust and estate. If, indeed, the beneficiary were someone other than the plaintiff, it is highly unlikely that this suit would ever have been brought and it would also be so clear that not even plaintiff could fail to see that whereas the beneficiary could arguably have been damaged, neither the trust nor the estate were damaged by any action of defendant Bohmueller. In fact, clearly the trust and estate were enhanced even if in a manner which plaintiff’s decedent may or may not have desired or anticipated. As we stated in the footnote to our order:

“This suit is brought on behalf of the estate and trust of Joanna Maria Torello by executrix and trustee Joyce A. Wilcox. This suit is not brought on behalf of Ms. Wilcox personally as beneficiary of the aforesaid trust and estate and, under the present law of Pennsylvania, it is likely that no such action could be maintained, even though it is Ms. Wilcox, and Ms. Wilcox alone, who has suffered damages as a result of the actions which she contends were taken by her and by Ms. Torello as a result of actions of defendant Bohmueller, which actions Ms. Wilcox contends constitute both negligence and a breach of Bohmueller’s contractual obligations. Plaintiff’s evidence is entirely circumstantial and is not sufficient for us to conclude that it is more likely than not that Mr. Bohmueller was, in fact, negligent, or that he failed to fulfill his contractual obligations to Ms. Torello. Whether or not a finding that Mr. Bohmueller was negligent or breached his contractual obligations could be found to be supported by the evidence is a moot point as our factual determinations based upon the evidence presented were to the contrary.

Moreover, a finding that either the estate or the trust had sustained damage could not be found to be supported by any evidence in this case.”

Plaintiff’s decedent, Torello, owned four parcels of land and transferred her interest in three of the properties to plaintiff, Wilcox by 1998. In 2001, Torello, who was referred to Bohmueller by The Patriot Group, employed Bohmueller as her attorney to prepare estate planning documents. Bohmueller prepared a Revocable Living Trust for Torello. The three properties at issue in this matter were re-transferred by Wilcox to the trust as per Torello’s request. Wilcox neither spoke to Bohmueller nor received any advice from him. Wilcox has never had an attorney-client relationship with Bohmueller. Wilcox served as Trustee of The Joanna Maria Torello Revocable Living Trust. On November 12, 2007, Torello passed away. Thereafter, Plaintiff Wilcox became Executrix of Torello’s Estate. The properties, as part of Torello’s Estate, are subject to the 15% Pennsylvania Inheritance Tax. Plaintiff contends Bohmueller misrepresented — or simply failed to advise Torello as to — the tax consequences incident to the creation of the trust and/or incorrectly advised Torello that she would avoid inheritance taxation by creating the trust and failed to advise Torello that the transfer of the properties to the trust would increase the inheritance taxes payable by her estate. Therefore, plaintiff argues that Bohmueller should be held liable for the tax liability to the estate and trust in an amount in excess of \$200,000.² However, the evidence is not sufficient to prove plaintiff’s contentions. Plaintiff contends that the **trust and the estate** were legally damaged by the amount of inheritance tax due as a result of the properties being included in the Torello estate. Following trial, we found in against the plaintiff and in favor of defendant Bohmueller, stating as follows:

It is important to note that plaintiff is suing in her capacity as executrix and trustee and not as a beneficiary of the estate or trust. (Plaintiff does not appear to have standing to sue as such beneficiary. See *Hess v. Fox Rothschild, LLP*, 925 A.2d 798 [Pa.Super. 2007]). Plaintiff’s claims against defendant Bohmueller are based on legal malpractice, breach of contract and violation of the Unfair Trade Practices Act and Consumer Protection Law, 73 P.S. §§ 201-1-209-6 (UTPCPL). With respect to the claim under the UTPCPL, Bohmueller contends that legal services are not covered by that Act. We agree. Bohmueller cites *Beyers v. Richmond*, 594 Pa. 654, 937 A.2d 1082 (2007). *Beyers*

² Bohmueller contends, with much evidentiary support, that the transfer of title was a sham transaction so that upon Torello’s death, the value of these properties would have been included in Torello’s estate regardless of whether or not legal title was in the name of Wilcox. If that contention is correct, it would provide an independent basis to support our decision in this case.

holds that the UTPCPL does not apply to an attorney's conduct in collecting and distributing settlement proceeds but it strongly implies that the UTPCPL does not apply to claims of legal malpractice. Concurring, then Chief Justice Cappy viewed the opinion as holding that "the Unfair Trade Practices and Consumer Protection Law ("UTPCPL"), 73 Pa.C.S. §§ 201-1 et seq., does not apply to attorneys practicing law." *Id* at 671, 937 A.2d at 1093. Dissenting, Justice Saylor distinguishes between the attorney's conduct in that case and activities that involve core functions of legal representation, arguably, at least, implying that the UTPCPL would not apply to attorney's activities that do involve core functions of legal representation, as in this case. *Id.* at 672, 937 A.2d at 1093. Plaintiff argues that the UTPCPL does apply in this case because Bohmueller's actions were tantamount to selling a product on behalf of or in connection with a company and in furtherance of a business relationship with that company. In our view, the evidence does not take Bohmueller's conduct out of the practice of law. The mere fact that Bohmueller may have accepted numerous referrals from the same source does not allow the UTPCPL to apply where that source's conduct might be a violation of the UTPCPL. The evidence does not support the conclusion that Bohmueller acted as a salesperson for The Patriot Group. Indeed, the evidence seems to indicate that The Patriot Group did the selling of its idea and that Bohmueller merely carried out the plan upon which plaintiff's decedent had already settled. Plaintiff's second claim is for breach of contract. Plaintiff's evidence falls far short of proving a breach of the terms of any contract between plaintiff's decedent and Bohmueller. Plaintiff argues that Bohmueller was required as a matter of professional responsibility to have gone further than his contractual obligations but that claim is properly a part of plaintiff's claim against Bohmueller for professional liability. The claim for professional negligence is a closer case than the contract action because plaintiff can prevail on a negligence theory by proving that Bohmueller's actions were not within the standard of care required of an attorney regardless of whether or not he fully and accurately carried out the terms of his contractual arrangement with decedent. Plaintiff's claim against Bohmueller for professional negligence is based upon the claim that as a result of Bohmueller's negligent conduct, the estate of Joanna Maria Torello (albeit an estate is not a separate legal entity, for clarity in this decision we will refer to the estate as if it were and will use

that term to refer to the estate and to the trust herein involved as, for the purposes of this decision, they are essentially a single entity) will be required to pay inheritance tax on certain properties. However, for this claim to have merit, it must be true that these properties are subject to inheritance tax only because they were part of the estate at the time of the decedent's death. Bohmueller has argued with considerable apparent merit that the properties would have been subject to the inheritance tax even if they had not been deeded to the trust. The properties in question had been owned by decedent. She executed deeds transferring them to plaintiff individually. Plaintiff contends that the properties became part of the estate and subject to inheritance tax only when plaintiff individually transferred the properties to the trust. As noted above, Bohmueller disputes that assertion. Plaintiff transferred the properties to the trust at the request of the decedent. Plaintiff made that transfer because she was requested to do so. Plaintiff, individually, was not a client of Bohmueller and is not a plaintiff herein in her individual capacity. Therefore, plaintiff's claim is that decedent made the request of her because of the negligent conduct of Bohmueller. However, there is no evidence to support that conclusion. The only direct evidence on that issue is the testimony of Bohmueller who testified that decedent desired to have the properties definitively under her own control and maintained that desire even if it were to subject the properties to inheritance taxes. If that testimony is credible, plaintiff has not made out her claim. Plaintiff contends that the circumstantial evidence points to the conclusion that decedent would not have gone forward with the plan to transfer the properties to the trust if she had known that by so doing the properties would become subject to Pennsylvania's inheritance tax and, therefore, Bohmueller must have been negligent in not explaining that fact to decedent. That conclusion is too speculative for us to draw. Even assuming that decedent believed that the transfer to the trust would be without tax consequences, there is no evidence that she formed that belief as a result of anything which she was told by Bohmueller. It is far more likely that she was told that information by a representative of The Patriot Group. It is true that decedent told her grandniece and grandnephew that they were provided for and that her estate was arranged in such a way that the taxes were provided for, but that statement is clearly untrue as least as to the first part and there is absolutely no evidence that decedent did not understand the terms of her estate plan which made no provision

at all for her grandniece and grandnephew. There is no claim that Bohmueller was negligent by failing to advise decedent that she could name as beneficiaries of her estate and of the trust persons other than her niece who, after all, was the person to whom she had previously deeded the properties. Nor was any witness able to testify that decedent had made specific statements from which one could infer that decedent believed the properties would not be subject to the inheritance tax. And if she did have such belief, there is no evidence that she obtained such belief from Bohmueller. Likewise, plaintiffs' argument that the evidence proves that the decedent would not have wanted to have any of the properties leave the control of "the family" is not supported by the evidence. Finally, even assuming that Bohmueller was negligent, the **estate** did not suffer any harm as a result of such negligence. Wilcox, individually, has a strong argument that she was harmed but the damage to her as a beneficiary of the estate or in any other way is not cognizable in this action. The alleged damage is the inheritance tax that will be imposed on three (3) properties. Before Bohmueller came on the scene, the estate had no interest in these properties. (For the reasons set forth above, if that fact is not so, plaintiff has no viable claim against Bohmueller.) Assuming *arguendo* that the transfer of the three (3) properties was the result of Bohmueller's negligent conduct, the net worth of the estate increased by the value of the properties even if one considers only the net value of the property after the inchoate liability of estate taxes. Clearly, the only harm in this case is to the plaintiff individually and not in her representative capacity and that harm, if it exists at all, is caused by the combination of the facts that she was the record title holder of the properties, executed deeds for those properties from herself to the trust and at the time of the death of Joanna Maria Torello was the beneficiary of the trust. None of those circumstances are as a result of the conduct of Bohmueller, with the possible arguable exception of the transfer of the properties to the trust. Even if that were so, that transfer of properties increased, not decreased, the value of the estate and, therefore, Bohmueller's alleged negligence did not result in any damage to the estate. In other words, plaintiff claims the estate was damaged by the fact that at the death of the decedent the properties held by the trust were subject to the Pennsylvania Inheritance Tax. There is no testimony that the properties could have been held by the estate but not have been subject to the inheritance tax. Plaintiff's evidence demonstrates

that if the properties had not been transferred by plaintiff, individually, to the trust, they **might** not have been subject to the inheritance tax and also that there were various ways in which plaintiff's decedent might have obtained a measure of control over the properties without having them deeded to the trust but in each of these scenarios the estate is of lesser value than its actual value at the time of the death of the decedent. Plaintiff argues that as a result of legal malpractice by Bohmueller, the estate is liable for payment of taxes which it would not have had to pay **if the properties had not been transferred to the trust**. Even assuming that contention is true, it is also apparent that if the properties had not been transferred to the trust, the net value of the trust would have been less than it actually is. Therefore the trust, *qua* trust, and the estate, *qua* estate, have suffered no legal damage. The only way in which plaintiff could prevail would be to establish that the properties could have been transferred to the trust — or, perhaps, decedent personally — in such way that the properties would not have been subject to the inheritance tax. This fact, being untrue, cannot be proven.

Plaintiff contends that it was a lifelong tenet of Torello to avoid the payment of inheritance taxes and that we should, therefore, find that she so instructed Bohmueller and that since actions taken purportedly upon Bohmueller's advice in fact increased the amount of inheritance tax payable — a conclusion disputed by Bohmueller — Bohmueller was negligent in carrying out the instructions from his client. Unfortunately, we do not have the benefit of direct evidence from Torello as to her conversations with Bohmueller. We are not persuaded by the circumstantial evidence that Torello instructed Bohmueller to avoid at all costs incurring inheritance taxes. Bohmueller testified that Torello expressed concern with her lack of control of the properties which she had transferred to Wilcox and wished to retake control of those properties. We find this testimony to be as likely to be true as the inference which we are asked to draw from the testimony presented by plaintiff. Therefore, we cannot, did not, and do not find it to be more likely than not that creating a trust to which properties were transferred, even though incurring an increase in inheritance taxes, was against the wishes of Torello or against her express instructions to Bohmueller.

Plaintiff contends that we erred as a matter of law in finding that Bohmueller was not negligent in representing Torello. There are three elements a plaintiff must prove to establish a legal malpractice cause of action: (1) employment of the attorney or other basis for a duty; (2) failure of the attorney to exercise ordinary skill and knowledge; and (3) the negligence on the part of the attorney was the proximate cause of the damage to the plaintiff. *Kituskie v. Corbman*, 714 A.2d

1027, 1029 (Pa. 1998).

Plaintiff argues that as a result of the contractual agreement Bohmueller entered into with Torello to prepare a trust for Torello, the defendant had a duty to ascertain Torello's true objectives and advise her as such. Plaintiff cites to testimony from various witnesses concerning Torello's desire to save on inheritance taxes and claims that Bohmueller breached his duty to Torello by ill advising her and causing her to incur taxes. As a result, the estate was damaged because it incurred inheritance taxes, which it would not have been liable for but for Bohmueller's bad advice, and is now forced to sell the properties to satisfy the tax liability. Therefore, plaintiff claims Bohmueller breached his duty to plaintiff and should be held liable for damages in excess of \$200,000.

There is no evidence to support the plaintiff's claim of negligence. The only direct evidence in this case is that of Bohmueller who testified that Torello desired to have the properties under her control, despite any subsequent inheritance taxes. Bohmueller testified that Torello cared more about owning and controlling the properties than saving on taxes. Additionally, plaintiff has not proven causation since proximate causation requires plaintiff to show actual loss that is attributable to the defendant's conduct. Plaintiff's circumstantial evidence that Torello would not have requested Wilcox to re-transfer the properties had she known about the inheritance taxes is too speculative for us to come to that conclusion. Even assuming Torello believed she could transfer the properties without incurring a tax, there is no evidence that this belief was formed as a result of advice to her from Bohmueller. Furthermore, there is no evidence that Torello did not understand the terms of her estate plan, nor was there any evidence that Torello specifically stated she believed the estate would not be subject to tax. Therefore, we concluded that the evidence was not sufficient to find negligence on the part of Bohmueller in advising Torello about her estate plan.

Plaintiff contends that the court erred as a matter of law in failing to find that the Bohmueller breached his contract with Torello. Plaintiff's argument is much the same as the negligence argument above, claiming that Bohmueller was required by his contract with Torello to inform Torello of any tax consequences the estate might incur as a result of the property transfer. However, the evidence as discussed above falls short of proving a breach of contract. Bohmueller was not required to go beyond his contractual obligations and the evidence is insufficient to find that Bohmueller's contractual obligations to Torello were not fulfilled.

We reiterate that the foregoing analysis is based upon the proposition that plaintiff's evidence, which is primarily circumstantial, is more credible than Bohmueller's evidence, which we specifically find is not the case.

Plaintiff alleges that the court erred as a matter of law when it concluded that neither the estate nor the trust suffered harm as a result of the defendant's conduct. Plaintiff claims that she was not only harmed in her individual capacity, but also in her representative capacity as executrix of the estate. 20 Pa.C.S.A. § 3373

states, “An action or proceeding to enforce any right or liability which survives a decedent may be brought by or against his personal representative alone or with other parties as though the decedent were alive.” However, as plaintiff notes in her brief, no Pennsylvania court has addressed the issue over whether a personal representative can sue on behalf of an estate. *Guy v. Liederbach*, 459 A.2d 744, 749 (Pa. 1983). Additionally, plaintiff notes this question remains unanswered by *Jones v. Wilt*, 871 A.2d 210 (Pa. Super. 2005) which simply stated that the answer would depend upon whether the estate was harmed by the alleged malpractice. Therefore, the question remains as to what constitutes harm to the estate. Plaintiff argues the estate was harmed because it was Torello’s intent to avoid paying inheritance taxes, which the estate incurred as a result of the malpractice, and to keep the properties in the family, which now have to be sold to pay off the taxes.

Plaintiff also notes that according to *Guy*, only the estate can bring a cause of action against an attorney for tort based malpractice, not third party beneficiaries. 459 A.2d at 750. Plaintiff states that third party beneficiaries lack standing and do not suffer the harm in such cases. Thus, plaintiff argues that only the estate can be harmed. Therefore, plaintiff urges the court to adopt the Texas approach in holding that if there was an actionable wrong suffered by the decedent during her lifetime, her estate should be allowed to bring a claim after her death. *Belt v. Oppenheimer, Blend, Harrison & Tate, Inc.*, 192 S.W.3d 780, 786 (Tex. 2006).

Plaintiff argues under the Texas standard, if the personal representative can show that the estate planning attorney was negligent in planning the estate according to the decedent’s wishes and the estate incurred damages as a result, then the estate should be able to recover. Even if we were to adopt that legal standard, the evidence in this case does not prove the stated elements necessary for recovery.

Plaintiff’s argument that the estate suffered any harm as a result of the defendant’s negligence fails. Any harm to plaintiff Wilcox affects her as a beneficiary, and not as executrix of the estate. The complaint in this case does not raise the contention that Wilcox was harmed in her individual capacity as a beneficiary of the trust and estate and, in any event, that claim is not cognizable in Pennsylvania on the facts of this case. *Guy*, 459 A.2d at 750. Any argument that the estate must have suffered harm since a third party beneficiary cannot recover is without merit.

Simply because a beneficiary cannot recover does not mean that the estate itself was harmed. Furthermore, this court declines to adopt the Texas standard in light of the guidance of the Pennsylvania Superior Court in *Wilt*.

Wilt stated that the ability of an estate to recover for malpractice would depend upon whether or not the estate actually suffered any harm as a result of the alleged malpractice. 871 A.2d at 214. The damage incurred by the estate according to plaintiff is the inheritance tax that was imposed on the properties. However, prior to the transfer of the properties to the estate, the estate was worth less than it was after. The net value of the estate actually increased as a result of the transfer, even though the estate incurred the tax. While the tax may have lowered the net

value to a degree, the estate still gained as a result of the transfer. There was no evidence that the properties could have been transferred to the estate without being subject to the inheritance tax. If plaintiff could demonstrate that the estate would be able to obtain the properties without incurring the inheritance tax, then they could show harm to the estate and would be able to recover. However, plaintiff has not done so. The only evidence plaintiff presented on how the inheritance tax could have been avoided depended upon there not being any transfer to the estate. While the estate may have incurred tax liability due to the transfer, the estate still realized a net gain since prior to the transfer the estate was not worth anything. Therefore, any negligence on the part of the defendant did not result in any harm to the estate.

We are satisfied that we did not err in finding that the evidence does not support a finding that the decedent requested Wilcox to transfer the properties because of the negligent conduct of Bohmueller. Even assuming, as plaintiff contends, that Torello asked for the properties to be transferred to the trust to prevent the properties from being subjected to the inheritance tax, the evidence fails to demonstrate that Torello formed this belief based upon advice or information from Bohmueller. Plaintiff merely speculates that Torello formed this opinion from Bohmueller, lacking any credible evidence to support such a contention. It is more likely that Torello developed this belief from a representative of The Patriot Group and not from Bohmueller.

Moreover, plaintiff's contention that the Court erred in finding that Torello did not obtain her belief about an inheritance tax savings from Bohmueller is without merit. This contention is not supported by the evidence and is merely speculation. No testimony leads us to the conclusion that Torello believed the properties at issue would not be subject to the inheritance tax. Plaintiff points to the testimony of decedent's grandniece and grandnephew to demonstrate that Torello believed the properties would not be subject to the inheritance tax. The relatives state that Torello told them that they would be provided for, in addition to the taxes being provided for. However, the first half of the testimony is clearly false as the trust provided the properties to Wilcox and not the grandniece and grandnephew. Torello's statement, therefore, cannot be taken as fact. Additionally, there is no specific statement that the properties would not be subjected to the inheritance tax. Moreover, even if Torello believed that properties would not be subjected to the inheritance claims, the evidence does not demonstrate Torello developed such a belief from the negligent acts of Bohmueller.

Plaintiff claims that the court erred by not finding that decedent did not want the properties to leave control of "the family." In fact, Torello unsuccessfully attempted to sell one of the "family" properties demonstrating, at a minimum, a willingness to not leave all of the properties within the control of "the family." This evidence outweighs testimony showing that the properties were passed down from a prior generation and that the trust included Wilcox, a family member as a beneficiary of the properties.

Plaintiff contends that the court erred in failing to find that Bohmueller's estate plan was contrary to Torello's intent. The evidence to support plaintiff's contention is unconvincing. Even if Torello's intent, as plaintiff claims, was to avoid the inheritance tax, plaintiff failed to demonstrate how the estate suffered damages by acquiring the properties. Bohmueller's un rebutted testimony was that Torello's intent was to gain control of the properties. As already noted Bohmueller's testimony is no less credible than the testimony offered in support of plaintiff's claims.

We do not find it surprising that Torello may have failed to mention that desire while nevertheless assuring her relatives that she was taking care of them in her will. No evidence was presented to show how Torello could gain sole control over the properties without subjecting the estate to the inheritance tax.

Finally, plaintiff argues that we erred by not allowing expert witness J. Stoddard Hayes, Esquire, to testify further about alternative estate planning structures during re-direct examination. After cross-examination, all subsequent examinations of the witness may only concern matters developed in the immediately prior examination. *Catina v. Maree*, 447 A.2d 228, 231 (Pa. 1982). The cross-examination of Mr. Hayes concerned estate planning that would avoid the inheritance tax but allow Torello to maintain control of the property. This testimony did not open the door to an open-ended question about every alternative that would reduce tax obligations for Torello's estate. The only relevant redirect examination would be with respect to specific plans that would have enabled Torello to have complete control of the properties but yet not be subjected to the inheritance tax. We have no obligation to permit repetitive testimony. The issue of alternative estate planning was addressed thoroughly in direct examination and we are satisfied that we permitted alternative estate planning methods to be exhaustively covered during the direct examination of this witness.

For the foregoing reasons, we entered the order from which this appeal has been taken.

BY THE COURT:

/s/ Robert J. Shenkin

Date: November 14, 2011

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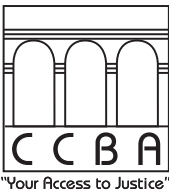


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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 11-12949**

NOTICE IS HEREBY GIVEN that the name change petition of Mary Elizabeth Utter was filed in the above-named court and will be heard on February 27, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 29, 2011
Name to be changed from: Mary Elizabeth Utter to: Mary Lassaline Utter

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

PROFESSIONAL CORPORATION

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on December 16, 2011, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania. The name of the corporation is: TICKLE TOOTH HOLDINGS, PC
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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.

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CANNARD, Jane L., late of Caln Township. Thomas E. Cannard and Frances C. Cannard, care of DOUGLAS P. THOMAS, Esquire, 415 Wyoming Avenue, Scranton, PA 18503, Executors. DOUGLAS P. THOMAS, Esquire, 415 Wyoming Avenue, Scranton, PA 18503, atty.

GREENLEAF, Thomas R., late of East Nantmeal Township. John P. Greenleaf, 119 Cedar Lane, Ridgefield, CT 06877, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

KECK, Lucy A., late of West Caln Township. Steve G. Keck, Sr., 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.

KILPATRICK, David, late of East Whiteland Township. H.A. Siravo Jr., 29 Hillbrook Circle, Malvern, PA 19355, Executor.

MADDEN, Thomas S., late of Willistown Township. Patrick J. Madden, care of EDWARD GERARD CONROY, Esquire, P.O. Box 885, West Chester, PA 19381-0885, Executor. EDWARD GERARD CONROY, Esquire, P.O. Box 885, West Chester, PA 19381-0885, atty.

MARRONE, Anthony J., late of East Brandywine Township. Teresa A. Marrone and Mary Paradise, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrices. DUKE SCHNEIDER, Esquire, MacElree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

MURRAY, Frank, late of Atglen Borough. DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RAVIS, Ethel P., late of Phoenixville Borough. Richard B. Ravis, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executor. ALLAN B. GREENWOOD, Esquire, Siana, Bellwoar & McAndrew, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

STRODE, Louise R., a/k/a Louise Ruth King Strode, late of Oxford. Judith S. Young, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

2nd Publication

ALDERFER, Shirley M., late of Borough of West Chester. Rebecca Alderfer and Karen A. Whelan, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

BATES, Robert G., late of Willistown Township. Linda J. Bates, care of JOSEPH E. LASTOWKA, JR., Esquire, The Madison Building, 108 Chesley Drive, Media, PA 19063, Executrix. JOSEPH E. LASTOWKA, JR., Esquire, Abbott Lastowka & Overholt LLP, The Madison Building, 108 Chesley Drive, Media, PA 19063, atty.

BOEHMLER, Hazel M., late of Honey Brook Township. Kathryn J. Boehmler and H. Diane Mitchell, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrices. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-

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CENSURATO, Irma V., a/k/a Irma Victoria Censurato, Irma A. Censurato, late of Kennett Square. Cynthia M. Ciuffetelli and Francesca D. Censurato, care of EARL K. RIGLER, JR., Esquire, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, Executrices. EARL K. RIGLER, JR., Esquire, Rigler & D'Amico, LLC, 128 E. State Street, P.O. Box 618, Kennett Square, PA 19348, atty.

EYRE, Nancy W., late of London Grove Township. Joan Knoll, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KELLY, Joseph, late of West Brandywine Township. Anita Kelly, care of ADAM D. WILF, Esquire, 1635 Market Street, 19th Floor, Philadelphia, PA 19103, Administratrix. ADAM D. WILF, Esquire, Lundy Law, 1635 Market Street, 19th Floor, Philadelphia, PA 19103, atty.

MURRAY, Thomas J., Jr., late of Caln Township. Patricia A. Ferretti, 421 E. Lancaster Avenue, Apt. A-12, Wayne, PA 19087, Executrix. FRANCES J. CANNON, Esquire, McCreesh, McCreesh & Cannon, 7053 Terminal Square, Upper Darby, PA 19082, atty.

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SEED, Helene, late of West Brandywine Township. David L. Moore and Roman J. Koropecy, care of ROMAN J. KOROPEY, Esquire, 14 South Bryn Mawr Avenue, Suite 210, Bryn Mawr, PA 19010, Executors. ROMAN J. KOROPEY, Esquire, Lamb McErlane PC, 14 South Bryn Mawr Avenue, Suite 210, Bryn Mawr, PA 19010, atty.

STRATFORD, Dorothy S., a/k/a Dorothy Sigman Stratford, late of Kennett Township. David G. Bullock, 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.

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CHANDLER, William P., Sr., late of Kennett Township. Carol Ann Chandler, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

CONNOR, Mary C., late of Penn Township. Michelle E. Connor, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Administratrix, C.T.A. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

GIULIANO, Domenico V., late of East Goshen Township. Peter W. Giuliano and Ethel M. Desmarais, care of JOHN T. DOOLEY, Esquire, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446, Executors. JOHN T. DOOLEY, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446, atty.

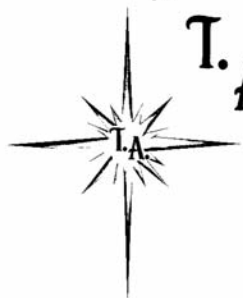
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KOEPKE, Shirley N., late of East Goshen Township. Kimberly Koepke Glavin, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Havery, Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

PRINCE, Eleanor C., late of East Marlboro Township. Susann Prince and William Prince, care of MARY ELIZABETH DEVINE, Esquire, 5248 Township Line Road, P.O. Box 324, Drexel Hill, PA 19026, Executors. MARY ELIZABETH DEVINE, Esquire, Devine Law Associates, P.C., 5248 Township Line Road, P.O. Box 324, Drexel Hill, PA 19026, atty.

RALPH, Ester R., late of West Chester. David Ralph, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

RIGHTER, Edward A., a/k/a Edward Righter, late of Honey Brook Township. Margaret Mary Reher, 81 Conestoga Road, Malvern, PA 19355, Executrix. ROBERT B. SHOEMAKER, JR., Esquire, 1800 East Lancaster Avenue, Paoli, PA 19301, atty.

SCOTT, Margaret T., late of East Goshen Township. Bernard M. Scott, Jr., care of ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High Street, West Chester, PA 19382-3336, Executor.

SNYDER, John L., late of East Coventry Township. Susanne L. Loal, 2132 Kirtland Place, Hudson, OH 44236, Executrix. THOMAS L. HOFFMAN, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

TOMASSO, Daniel, a/k/a Daniel DiTomasso and Donato DiTomasso, late of Westtown Township. Gloria J. DiTomasso, 26 Edinboro Circle, Chalfont, PA 18914 and Daniel DiTomasso, 114 Lincoln Street, Norwood, MA 02062, Executors. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

TREGO, Donna C., late of Honey Brook Township. Christian B. Oberholser, 218 Ash Road, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, Highlands Corporate Center, 495 Highlands Boulevard, Suite 109, Coatesville, PA 19320, atty.

WALKER, Samuel E., a/k/a Samuel Elwood Walker, late of Birmingham Township. Chester Lee Berkey, care of ANTHONY MORRIS, 118 West Market Street, Suite 300, West Chester, PA 19382, Executor. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire, Morris & Sommer LLP, 118 West Market Street, West Chester, PA 19382-2928, atty.

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3rd Publication**ESTATE NOTICE**

ESTATE OF JOHN A. IPPOLITO, Deceased.

Late of Sadsburyville Township, Chester County, PA

LETTERS TESTAMENTARY on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to MICHELE IPPOLITO, (Named in Will as MICHELE BOICE IPPOLITO), Executrix, c/o EUGENE STEGER, Esquire, 411 Old Baltimore Pike, Suite 201, Chadds Ford, PA 19317,

Or to her Attorney:

EUGENE STEGER
Eugene Steger & Associates, P.C.
411 Old Baltimore Pike, Suite 201
Chadds Ford, PA 19317

NOTICE

NOTICE IS GIVEN that the Honorable James P. MacElree, II, President Judge of the Court of Common Pleas of Chester County, will conduct a hearing on Wednesday, January 18, 2012, at 9:30 a.m., in Courtroom 1 of the Chester County Justice Center located at 201 W. Market Street, West Chester, Pennsylvania 19380, to consider and possibly rule upon an Application filed by the Borough of West Chester titled, "Application to Modify Ward Boundaries in the Borough of West Chester". Borough Council for the Borough of West Chester filed the Application pursuant to Section 601 of the Borough Code, 53 P.S. Section 45601, seeking the Court's approval to modify the boundaries of the 1st, 3rd and 6th Wards. The Borough is requesting the Court of Common Pleas to approve a revised Ward Map which will be used in electing Council members to Borough Council.

The complete Application, which includes a copy of the revised Ward Map, is available for public inspection and may be examined without charge or obtained at a charge not greater than the cost of copying from the Chester County Prothonotary's Office located at 201 W. Market Street, West Chester, Pennsylvania, at Docket No.: 2012-00107. The Application is also available for public inspection at the Offices of the Borough of West Chester, 401 E. Gay Street, West Chester, Pennsylvania, and at the Borough Solicitor's Office, 118 W. Market Street, Suite 300, West Chester, Pennsylvania.

If any person has any questions concerning the Application, please feel free to contract the Borough Manager at 610-692-7574.

Ernie P. McNeely, Manager
Borough of West Chester

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SHERIFF SALE OF REAL ESTATE

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

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S DEPARTMENT, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON TUESDAY, FEBRUARY 21, 2012. DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

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

CAROLYN B. WELSH, SHERIFF

3rd Publication

SALE NO. 12-1-1
Writ of Execution No. 10-04311
DEBT \$103,366.22

ALL THAT CERTAIN tract of land situate in East Marlborough Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to an as-built plan made by Robert O. Drake and Associates Consulting Engineers and Land Surveyors, a Division of Brandywine Valley Engineers, Inc., 701 E. Baltimore Pike, Kennett Square, PA 19348, (610) 444-4522, for Amerdel Corporation, dated 10-28-

1994, as follows, to wit:

BEGINNING at an interior point, a corner of Unit 171, thence extending along same, north 42° 58' 20" west 40 feet to a point in the line of Open Space, thence extending along same, north 47° 01' 40" east 20 feet to a point in the line of Unit 169, thence extending along same, south 42° 58' 20" east 36 feet to a point, thence extending along Open Space, south 47° 01' 40" west 9 feet to a point, thence extending still along same, south 42° 58' 20" east 4 feet to a point, thence extending still along same, south 47° 01' 40" west 11 feet to the point of beginning.

BEING Unit 170 on said Plan.

BEING the same land and premises which Jacqueline M. Jordan by Deed dated November 16, 2006 and recorded November 22, 2006 in Book 7013, Page 1805 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Marilyn L. Hoffman, in fee.

PARCEL #61-6Q-265

PLAINTIFF: Emigrant Mortgage Company Inc
VS

DEFENDANT: **MARILYN L. HOFFMAN**

SALE ADDRESS: 170 S. Orchard Ave,
Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **LEONA MOGAVERO, 215-568-6060**

SALE NO. 12-1-2
Writ of Execution No. 09-13733
DEBT \$466,218.09

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Franklin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final title plan of "Franklin Chase" prepared by D. L. Howell and Associates, Inc., Civil Engineers, dated 06/20/2002, last revised 06/02/2004 and recorded in Chester County as Plan #17150 as follows, to wit:

BEGINNING at a point on the easterly side of Betsy Ross Lane, a corner of Lot #2 as shown on said Plan; thence from said point of beginning, along the said side of Betsy Ross Lane on the arc of a circle curving to the right having a radius of 675.00 feet the arc distance of 120.52 feet to a corner of Open Space; thence along said Open Space north 28 degrees 35 minutes 53 sec-

onds east 271.59 feet to a corner of Lot #36; thence along Lot #36 south 58 degrees 45 minutes 40 seconds east 116.94 feet to a corner of Lot #2; thence along Lot #2 south 27 degrees 56 minutes 08 seconds west 275.57 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

PARCEL No.: 72-1-38

BEING known as: 202 Betsy Ross Lane, Lincoln University, PA 19352.

BEING the same premises which Franklin Chase Holdings, LLC, by Deed dated May 2, 2006 and recorded June 13, 2006 in and for Chester County, Pennsylvania, in Deed Book Volume 6867, Page 2373, granted and conveyed unto Rodney V. Brooks and Wanda Y. Brooks, as tenants by the entirety

PLAINTIFF: Aurora Loan Services,

LLC

VS

DEFENDANT: **WANDA Y.**

BROOKS & RODNEY V. BROOKS

SALE ADDRESS: 202 Betsy Ross Lane, Lincoln University, Pa. 19352

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

SALE NO. 12-1-3

Writ of Execution No. 10-13818

DEBT \$290,975.39

ALL THAT CERTAIN tract or parcel of land together with the improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Hillendale Road said point being distant south 77 degrees 14 minutes 44 seconds west, 832.62 feet measured along said center line of Hillendale Road from the intersection thereof with the center line of Bayard Road as the same extends in a northwesterly direction from Hillendale Road; thence from said point of beginning by said center line of Hillendale Road south 77 degrees 14 minutes 44 seconds west 184.80 feet to a point; thence by land now or late of Patrick Gallary and crossing an iron pipe distance 29.48 feet, north 31 degrees 00 minutes west, 376.38 feet to a point; thence by a line parallel to Hillendale Road, north 77 degrees 14 minutes 44 seconds east, 302.64 feet to a point; thence at right angles thereto south 12 degrees 45 minutes 16 seconds east, 357.46 feet to the point

and place of beginning.

BEING known as 385 East Hillendale Road, Kennett Square, PA 19348

TAX Parcel Number: 62-4-235

RESIDENTIAL dwelling

PLAINTIFF: Wilmington Trust

VS

DEFENDANT: **SAMUEL S. REID, JR. and ROSEMARY CHERYL DAVIS**

SALE ADDRESS: 385 East Hillendale Road, Kennett Square, Pa. 19348

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

SALE NO. 12-1-4

Writ of Execution No. 10-00937

DEBT \$201,876.61

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln, County of Chester and State of PA bounded and described according to a Plan of Subdivision for Donald L. Marshman, Phase II, made by John D. Stapleton, III, Registered Surveyor, Coatesville, PA dated October 19, 1978 last revised December 8, 1978 and recorded December 29, 1978 in Plan File No. 2076 as follows, to wit:

BEGINNING at a point in the title line of Hill Road (T439) a corner of Lot 19 on said Plan; thence extending from said beginning point and leaving Hill Road along Lot 9 south 21 degrees 41 minutes 00 seconds east 345.62 feet to a point in line of Phase I; thence extending along Phase I south 68 degrees 19 minutes 00 seconds west 150.00 feet to a point, a corner of Lot 17; thence extending along Lot 17 north 21 degrees 41 minutes 00 west 327.57 feet to a point in the afore-said title line of Hill Road; thence extending along said title line north 61 degrees 27 minutes 21 seconds east 151.08 feet to the first mentioned point and place of beginning.

CONTAINING 1.159 acres of land more or less.

PARCEL # 28-2-0060.050

PROPERTY address: 252 Hill Road, Honey Brook, Pa 19344

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-4 Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **MATTHEW PRESCOTT and STEPHANIE PRESCOTT**

SALE ADDRESS: 252 Hill Road,

Honey Brook, Pa. 19344

PLAINTIFF ATTORNEY: **MICHAEL
McKEEVER, 215-825-6318**

**SALE NO. 12-1-5
Writ of Execution No. 11-06096
DEBT \$163,977.88**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of Sadsbury, County of Chester bounded and described according to a Subdivision Plan for Lincoln Manor, made by Yerkes Associates, Inc., dated 1/27/1993 and last revised 9/16/1993 and recorded as Chester County Plan No. 12372 as follows, to wit:

BEGINNING at a point on the west side of Whitetail Lane, said point being a corner of Lot No. 9 on said Plan; thence extending south 89 degrees 53 minutes 0 seconds west 373.01 feet to a corner in line of lands of same north 1 degrees 0 minutes 0 seconds east 379.75 feet to a corner, thence extending north 88 degrees 7 minutes 28 seconds east 127.66 feet to a corner of Lot No. 6 on said Plan, thence extending along Lot No. 6 and Lot No. 7, south 1 degrees 0 minutes 0 seconds west 358.66 feet to a corner; thence extending north 89 degrees 53 minutes 0 seconds east 245 feet to a point on the west side of Whitetail Lane, aforesaid south 0 degrees 7 minutes 0 seconds east 25 feet to the first mentioned point and place of beginning.

BEING Lot No.8 on said Plan.

CONTAINING 54,796.6 square feet, more or less.

BEING Parcel No. 37-2-55.9

BEING property address 43 Whitetail Lane, Parkesburg, PA 19365

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **MICHAEL D.
HAWK**

SALE ADDRESS: 43 Whitetail Lane, Parkesburg, Pa. 19365

PLAINTIFF ATTORNEY: **MICHAEL
McKEEVER, 215-825-6318**

**SALE NO. 12-1-6
Writ of Execution No. 10-03731
DEBT \$176,036.37**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon

erected, situate in the Borough of South Coatesville; County of Chester and State of Pennsylvania, bounded and described according to a subdivision Plan for ``Branford Woods made by Lake, Roeder, Hillard & Beers, Oxford, PA dated 8/10/2001 last revised 5/20/2003 and recorded 8/29/2003 as Plan #16725 as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Branford Way, said point being a corner of Lot #8 (as shown on said Plan): thence from said point of beginning extending along said road on a line curving to the left having a radius of 325.00 feet, an arc distance of 20.28 feet to a point, being a corner of Lot #6; thence leaving said road extending along Lot #6, the two following courses and distances: (1) south 02 degrees 34 minutes 25 seconds west 25.58 feet to a point; thence (2) passing through the partition wall dividing the buildings on Lots #6 and #7 south 74 degrees 14 minutes 41 seconds west 114.48 feet to a point in line of Open Space, being a corner of Lot #6; thence extending partially along said Open Space north 15 degrees 45 minutes 19 seconds west 20.00 feet to a point, being a corner of Lot #8; thence leaving said Open Space extending along Lot #8, the two following courses and distances: (1) passing through the partition wall dividing the buildings on Lots #7 and #8 north 74 degrees 14 minutes 41 seconds east 108.92 feet to a point; thence (2) north 02 degrees 34 minutes 25 seconds west 22.11 feet to the first mentioned point and place of beginning.

BEING Lot #7 on the above-mentioned Plan.

BEING known as 32 Branford Way, Coatesville, PA 19320

BEING Parcel #9-10-47.7.

SUBJECT to a Common Access Easement on front of premises.

PLAINTIFF: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP

VS

DEFENDANT: **DEBRA A. LEECH**
SALE ADDRESS: 32 Branford Way, Coatesville, Pa. 19320

PLAINTIFF ATTORNEY: **MICHAEL
McKEEVER, ESQ., 215-627-1322**

SALE NO. 12-1-7
Writ of Execution No. 05-08175
DEBT \$147,791.18

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

SITUATE in the Township of Honeybrook, County of Chester, State of Pennsylvania, bounded and described according to a Subdivision of Land for Robert C. Beam made by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA dated 5/24/1976 last revised 12/8/1977 as follows, to wit:

BEGINNING at a point on the title line in the bed of Route 10 (50 feet wide) said point being measured south 10 degrees, east 19.82 feet from a point marking the intersection of the title line in the bed of Route 10 with the corner of land now or late of Jesse Bale (as shown on said Plan); thence extending from said beginning point along the title line in the bed of Route 10 south 10 degrees east, 195.28 feet to a point a corner of proposed 50 feet wide right of way; thence extending along the same south 80 degrees west, 261.77 feet to a point in line of land of now or late of James A. Umble; thence extending along the same north 9 degrees, 43 minutes, 10 seconds west, 195.38 feet to a point, a corner of Lot No. 4; thence extending along the same north 80 degrees east, 260.81 feet to the first mentioned point and place of beginning.

ADDRESS: 2735 Compass Rd; Honey Brook, PA 19344

TAX map or Parcel ID No.: 22-09-0045-030

PLAINTIFF: Fidelity Bank

VS

DEFENDANT: **RONALD W. JACKSON, JR.**

SALE ADDRESS: 2735 Compass Road, Honey Brook, Pa. 19344

PLAINTIFF ATTORNEY: **MICHAEL McKEEVER, ESQ., 215-627-1322**

SALE NO. 12-1-8
Writ of Execution No. 10-03895
DEBT \$1,786.88

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

TAX Parcel No. 39-3R-211

PROPERTY address: 338-340 Eliot Road, Caln Township, Pennsylvania

PLAINTIFF: Caln Township Municipal Authority
VS

DEFENDANT: **MARK REALE**

SALE ADDRESS: 338-340 Eliot Road, Coatesville, PA 19320

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

SALE NO. 12-1-9
Writ of Execution No. 10-03900
DEBT \$1,786.88

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

TAX Parcel No. 39-3R-212

PROPERTY address: 334-336 Eliot Circle, Caln Township, Pennsylvania

PLAINTIFF: Caln Township of
VS

DEFENDANT: **MARK REALE**

SALE ADDRESS: 334-336 Eliot Road, Coatesville, PA 19320

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

SALE NO. 12-1-10
Writ of Execution No. 09-02139
DEBT \$1,435.03

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

TAX Parcel No. 38-2P-1.1A

PROPERTY address: 1134 W. Lincoln Highway, Coatesville, Pennsylvania 19320

PLAINTIFF: Valley Township
VS

DEFENDANT: **MAXTON CORPORATION**

SALE ADDRESS: 1134 W. Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 12-1-12
Writ of Execution No. 10-02153
DEBT \$281,567.41

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE Township of Upper Uwchlan, Chester County, PA, bounded and described according to a Plan of Cannon Woods V, made by MAF Homes, Inc., dated 4/14/1986, revised 6/11/1986 recorded in Chester County as Plan No. 6659, as follows, to wit:

BEGINNING at a point on the west side of Buck Drive, a corner of Lot 23 as shown on said Plan; thence from said point of beginning along Buck Drive south 2 degrees 54 minutes 27 seconds west 25 feet to a point a corner of lands now or late of Gerald Beaves; thence along the lands of Gerald Beaves the 4 following courses and distances: (1) north 87 degrees 5 minutes 33 seconds west 48 feet to a point of curve; (2) on the arc of a circle curving to the left a radius of 125 feet the arc distance of 56.23 feet to a point of tangent; (3) south 67 degrees 8 minutes 2 seconds west 75 feet to a point; and (4) south 47 degrees 1 minutes 48 seconds west 221.32 feet to a corner of lands now or late of David Carlson; thence along the lands of David Carlson, south 11 degrees 32 minutes 11 seconds west, 160 feet to a point in line of lands now or late of John Brogan; thence along the lands of John Brogan and of Edmond Phillips, north 78 degrees 34 minutes 37 seconds west 344.88 feet to a point a corner of Lot 25; thence along Lot 25, north 4 degrees 19 minutes 14 seconds east 275 feet to a point a corner of Lot 23; thence along Lot 23 the 4 following courses and distances: (1) south 81 degrees 14 minutes 9 seconds east 390.54 feet to a point; (2) north 67 degrees 25 minutes 26 seconds east 200 feet to a point of curve; (3) on the arc of a circle curving to the right a radius of 150 feet the arc distance of 67.48 feet to a point of tangent; and (4) south 87 degrees 5 minutes 33 seconds east 48 feet to the first mentioned point and place of beginning.

BEING No. 24 on said Plan.

TITLE to said premises is vested in Robert E. Fleming and Sharon M. Fleming, husband and wife, by Deed from Robert E. Fleming and J. Kenneth McIntyre dated July 23, 1999 and recorded August 18, 1999 in Deed Book 4619, Page 2376.

PREMISES being known as: 15 Buck Drive, Glenmoore, Pennsylvania 19343.

TAX I.D. #: 32-1-7.86
PLAINTIFF: HSBC Mortgage Corporation
VS
DEFENDANT: **ROBERT E. FLEMING and SHARON M. FLEMING**
SALE ADDRESS: 15 Buck Drive, Glenmoore, Pa. 19343
PLAINTIFF ATTORNEY: **MARC S. WEISBERG, 215-790-1010**

SALE NO. 12-1-13
Writ of Execution No. 08-07061
DEBT \$202,844.08

ALL THAT CERTAIN lot or piece of ground situate in London Britain Township, County of Chester, Commonwealth of Pennsylvania and described according to a Plan made for Alfred Roy, said Plan made by William J. Smyth, land surveyor, dated February 23, 1965 as follows to wit:

BEGINNING at a stone on the title line in the bed of Route No. 896 (a road leading in a general southeasterly direction from New London to Newark), said stone being at the corner of land now or late of William Y. Woods; thence extending from said point of beginning north 41 degrees 00 minutes west, along the title line partly through the bed of Route No. 896 and crossing the southwesterly side thereof 277.20 feet to a point; thence extending north 88 degrees 00 minutes east, crossing the bed of Route No. 896 a distance of 173.25 feet to a stone; thence extending north 89 degrees 00 minutes east, along land now or late of William Nichols 167.80 feet to a point in line of land now or late of William Y. Woods, aforesaid; thence extending along the last mentioned land south 40 degrees 47 minutes west, recrossing the northeasterly side of Route No. 896 a total distance of 278.78 feet to the first mentioned stone the point and place of beginning.

BEING Tracts 1 and 2 as shown on said Plan.

TITLE to said premises is vested in Robert R. Cooley a/k/a Robert Cooley by Deed from Estate of Marianna Lehr dated November 19, 1999 and recorded November 30, 1999 in Deed Book, 4675, Page 1050.

PREMISES being known as: 1446 New London Road, Landenberg, Pennsylvania 19350.

TAX I.D. #: 73-5-10

PLAINTIFF: U.S. Bank National Association as Successor Corporate Trustee to Wachovia Bank, N.A., as aforesaid and nor individually for Chase 2003-6

VS

DEFENDANT: **ROBERT R. COOLEY a/k/a ROBERT COOLEY**

SALE ADDRESS: 1446 New London Road, Landenberg, Pa. 19350

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

SALE NO. 12-1-14

Writ of Execution No. 10-01191

DEBT \$549,589.71

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of London Britain, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of 'Flint Hill Crossing' dated 4-9-2001 and last revised 8-20-2001 and recorded and Plan File #15927, as follows, to wit:

BEGINNING at a point on the southeasterly side of Sienna Drive at a common corner of Lots #39 and #40 as shown on said Plan; thence from said beginning point and extending along the side of said road the two following courses and distances: (1) north 22 degrees 12 minutes 25 seconds east 98.25 feet to a point of curve, and (2) along the arc of a circle curving to the right having a radius of 325.00 feet the arc distance of 44.90 feet to a point, a corner of Lot #38; thence extending along the same south 60 degrees 36 minutes 59 seconds east 272.40 feet to a point in line of Open Space; thence extending along the same south 15 degrees 37 minutes 34 seconds west 109.70 feet to a point a corner of Lot #40, aforesaid; thence extending along the same north 67 degrees 47 minutes 35 seconds west 285.93 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #39 on said Plan.

TITLE to said premises is vested in Mark Little by Deed from Flint Hill Crossing, LLC dated September 30, 2003 and recorded October 2, 2003 in Deed Book 5919, Page 574 Document # 10312903.

PREMISES being known as: 19 Sienna Drive, Landenberg, Pennsylvania 19350.

TAX I.D. #: 73-5-34.46

PLAINTIFF: Greenpoint Mortgage Funding, LLC

VS

DEFENDANT: **MARK LITTLE**

SALE ADDRESS: 19 Sienna Drive, Landenberg, Pa. 19350

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

SALE NO. 12-1-15

Writ of Execution No. 10-15395

DEBT \$235,710.97

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake & Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, Pa., dated 9/22/1987, last revised 12/13/1988 and recorded 6/13/1989 as Plan #9423-9425, as follows, to wit:

BEGINNING at a point of tangent on the northerly side of Baltusrol Drive (50 feet wide), said point being a corner of Lot #160 (as shown on said Plan); thence from said point of beginning extending along said drive the 2 following courses and distances: (1) on a line curving to the right having a radius of 375.00 feet an arc distance of 18.73 feet to a point, thence (2) north 84 degrees, 53 minutes, 47 seconds west 85.38 feet to a point, a corner of Lot #162; thence leaving said drive extending along Lot #162 north 05 degrees, 22 minutes, 06 seconds east 183.29 feet to a point in line of Open Space, being another corner of Lot #162; thence extending partially along said Open Space south 86 degrees, 26 minutes, 25 seconds east 85.93 feet to a point, being a corner of Lot #160 aforesaid; thence leaving said Open Space extending along Lot #160 south 00 degrees, 15 minutes, 11 seconds east 185.95 feet to the first mentioned point and place of beginning.

CONTAINING 17,533 square feet of land more or less

BEING Lot #161 on the above mentioned Plan.

BEING UPI #38-2L-100.

TITLE to said premises is vested in Everett Beebe by Deed from Carlo J. Capato and Kathleen F. Capato, husband and wife dated January 22, 2007 and recorded January 25, 2007 in Deed Book 7068, Page 90.

PREMISES being known as: 313 Baltusrol Drive, Coatesville, Pennsylvania 19320.

TAX I.D. #: 38-2L-010
PLAINTIFF: BAC Home Loans
Servicing, LP fka Countrywide Home Loans
Servicing LP
VS
DEFENDANT: **EVERETT BEEBEE**
SALE ADDRESS: 313 Baltusrol
Drive, Coatesville, Pa. 19320
PLAINTIFF ATTORNEY: **MAR-
GARET GAIRO, 215-790-1010**

SALE NO. 12-1-17
Writ of Execution No. 10-10160
DEBT \$255,293.45

ALL THAT CERTAIN tract of unimproved ground situate on the west side of Forest Manor Road (T-336) northwest of the intersection of Forest Manor Road with Pusey Mill Road in Upper Oxford Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by N.M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, PA being Lot 1 on Plan No. 8511 dated March 4, 1985 described as follows:

BEGINNING at a spike set in the centerline of Forest Manor Road (T-336) said spike marking a northwest corner of this and a southeast corner of lands now or formerly of Barry D. Stevens; thence leaving said point of beginning and by said centerline of T-336 (1) south 12 degrees 05 minutes 26 seconds east 208.30 feet to a spike set marking the southeast corner of this and the northeast corner remaining lands of Robert H. Mills; thence along remaining lands of Mills and also being the northerly edge of the Philadelphia Electric Co. right of way (2) south 61 degrees 24 minutes 50 seconds west 726.15 feet to an iron pin set marking the southwest corner of this and in line of lands of Clair L. King; thence by lands of King and leaving the northerly edge of the Philadelphia Electric Co. right of way, the following 3 courses and distances (1) north 35 degrees 22 minutes 25 seconds west 71.93 feet to a one inch diameter iron pin; thence (2) north 24 degrees 39 minutes 20 seconds east 379.46 feet to an iron pin set thence (3) north 4 degrees 27 minutes 43 seconds east 169.54 feet to a ¾ inch diameter iron pin marking a northwest corner of this diameter iron pin marking a northwest corner of this and a southwest corner of lands now or formerly of Barry D. Stevens; thence by lands of Barry D. Stevens (4) south 87 degrees 21 minutes 27 seconds east 464.65 feet to the point

and place of beginning.

CONTAINING 4.853, more or less.
BEING the same premises which Floyd L. Myer and Mary Jane Myer by Deed dated July 31, 2000 and recorded August 4, 2000 in the Office of the Recorder of Deeds for Chester County, Pennsylvania, in Record Book 4796, Page 1126, granted and conveyed unto Floyd L. Myer and Mary Jane Myer, their heirs and assigns.

ALSO being the same premises which Floyd L. Myer and Mary Jane Myer, by Deed of even date and intended to be simultaneously recorded herewith in the Recorder of Deeds Office in and for Chester County, Pennsylvania, granted and conveyed unto Dennis E. Piper, adult individual, as sole owner, his heirs and assigns.

BEING known as: 335 Forest Manor Road, Cochranville, PA 19330

PROPERTY ID No.: 57-05-0018.01A
UPI No.: 57-5-18.1A

TITLE to said premises is vested in Dennis E. Piper, adult individual, as sole owner by Deed from Floyd D. Myer and Mary Jane Myer, husband and wife dated 06/08/2006 recorded 06/12/2006 in Deed Book 6866 Page 2189.

PLAINTIFF: BAC Home Loans
Servicing, LP fka Countrywide Home Loans
Servicing, LP

VS
DEFENDANT: **DENNIS E. PIPER**
SALE ADDRESS: 335 Forest Manor
Road, Cochranville, Pa. 19330
PLAINTIFF ATTORNEY: **ALAN M.
MINATO, 856-669-5400**

SALE NO. 12-1-18
Writ of Execution No. 09-07009
DEBT \$165,097.68

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Malvern, County of Chester and Commonwealth of Pennsylvania described in accordance with a building envelope Plan for Bentley Construction Corporation made by Howard W. Doran, Inc. and Associates, Newtown Square, PA. dated 4/19/1983 and last revised 7/29/1983 as follow to wit:

BEGINNING at a point, a corner of Lot No. 30 which point being measured the (6) following courses and distances from a point marking the intersection of the title line in the bed of Sugartown Road (50 feet wide) with the title line

in the bed of King Road: (1) along the title line in the bed of Sugartown Road in a northwesterly direction 484.05 feet more or less to a point; (2) crossing Sugartown Road, north 68 degrees 42 minutes 40 seconds east, 166.31 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 123.70 feet the arc distance of 231.78 feet to a point; (4) south 21 degrees 51 minutes 20 seconds east, 203.09 feet to a point; (5) north 09 degrees 43 minutes 49 seconds east, 88.87 feet to a point; and (6) south 77 degrees 58 minutes east, 61.92 feet to the point of beginning; thence extending from said point of beginning along Lot No. 31, north 12 degrees 02 minutes east, 63 feet to a point; thence extending south 77 degrees 58 minutes east 18 feet to a point a corner of Lot 29; thence extending along same south 12 degrees 2 minutes west, 63 feet to a point; thence extending north 77 degrees 58 minutes west 18 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on said Plan.

TITLE to said premises is vested in Barbara Neff by Deed from Margaret A. Kane dated September 5, 2002 and recorded October 1, 2002 in Deed Book 5403, Page 1774.

PREMISES being known as: 30 Landmark Drive, Malvern, Pennsylvania 19355.

TAX I.D. #: 2-2-52

PLAINTIFF: BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP

VS

DEFENDANT: **BARBARA NEFF**

SALE ADDRESS: 30 Landmark Drive, Malvern, Pa. 19355

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

SALE NO. 12-1-19

Writ of Execution No. 09-01539

DEBT \$264,490.26

ALL THAT CERTAIN or tract of land being situated on the south side of Butternut Drive, east of South Blackhorse Road, in West Sadsbury Township, County of Chester, Commonwealth of Pennsylvania and being known as Lot #3; Block D, as shown on a Plan of Woodland View Estates prepared by Huth Engineers, Inc., dated 02/24/1976 and last revised 04/21/1976, Drawing No. LA-1257-8 and more fully bounded and described as follows, to wit:

BEGINNING at a point in the south line of Butternut Drive, a corner of Lot #2, Block D, said point being situated at a distance of 290.79 feet east of the intersection of the south line of Butternut Drive extended and the east line of South Blackhorse Road extended; thence extending along the south line of Butternut Drive, south 72 degrees 39 minutes 45 seconds east, a distance of 195 feet to a point, a corner of Lot #4, Block D; thence extending along the same, south 17 degrees 20 minutes 15 seconds west, a distance of 298.72 feet to an iron pin, a corner of land of Roy Engel; thence extending along the same, south 89 degrees 35 minutes 20 seconds west, a distance of 147.89 feet to a point, a corner of Lot #1, Block D; thence extending along the same north 00 degrees 24 minutes 40 seconds west, a distance of 177.66 feet to a point, a corner of Lot #2; Block D; thence extending along the same, north 17 degrees 20 minutes 15 seconds east, a distance of 174.60 feet to the point and place of beginning.

SAID subdivision of Woodland View Estates recorded in Chester County at Plan #402.

UPI No. 36-5A-35

TITLE to said premises is vested in Allen E. Robinson and Shirley A. Robinson by Deed from Daniel S. Allgyer and Ruth A. Allgyer, husband and wife dated March 2, 2007 and recorded March 21, 2007 in Deed Book 7111, Page 1354.

PREMISES being known as: 125 Butternut Drive, Parkesburg, Pennsylvania 19365.

TAX I.D. #: 36-5A-35

PLAINTIFF: Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset backed Securities 1 LLC, Asset-Backed Certificates, Series 2007-HES

VS

DEFENDANT: **ALLEN E. ROBINSON and SHIRLEY A. ROBINSON**

SALE ADDRESS: 125 Butternut Drive, Parkesburg, Pa. 19365

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

SALE NO. 12-1-20

Writ of Execution No. 02-06634

DEBT \$78,662.00

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper

Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a Plan of Milford Farms made by Development Services, West Chester, Pa., dated 10/12/1976 and last revised 1/17/1977 which plan is recorded at West Chester, Pennsylvania, as Plan No. 1003, as follows, to wit:

BEGINNING at a point on the southeasterly side of Surrey Lane (50 feet wide) which point of beginning is measured the two following courses and distances from a point of curve on the northeasterly side of Font Road, (1) leaving Font Road extending along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.29 feet to a point of tangent on the southeasterly side of Surrey Lane; and (2) north 67 degrees 38 minutes 00 seconds east 251.43 feet to the first mentioned point of beginning; thence extending from said point of beginning along Surrey Lane the three following courses and distances, to wit: (1) north 67 degrees 38 minutes 00 seconds east 26.30 feet to a point of curve, (2) extending along the arc of a circle curving to the right having a radius of 475.00 feet the arc distance of 121.06 feet to a point of tangent and (3) north 82 degrees 14 minutes 10 seconds east 66.92 feet to a point of corner of Lot No. 33, thence extending along the same the two following courses and distances, to wit: (1) south 07 degrees 45 minutes 50 seconds east 245.86 feet to a point; and (2) south 52 degrees 48 minutes 40 seconds west 135.40 feet to a point on line of Lot No. 6, thence extending partly along the same and along line of Lot No. 8 north 25 degrees 41 minutes 20 seconds west 305.34 feet to a point on the southeasterly side of Surrey Lane being first mentioned point and place of beginning.

BEING Lot No. 34 on the aforesaid Plan, and

CONTAINING 47,616 square of land more or less.

A residential dwelling containing 3 bedrooms and 2.5 baths and having an attached garage.

BEING UPI #32-1-29.28

PLAINTIFF: Robin R. Millichap
VS

DEFENDANT: **DONALD K. MONTGOMERY**

SALE ADDRESS: 5 Surrey Lane,
Upper Uwchlan Township, Pa. 19355

PLAINTIFF ATTORNEY:

MICHAEL C. ROVITO, 610-344-9150

SALE NO. 12-1-21
Writ of Execution No. 08-08321
DEBT \$179,979.95

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Kennett Square, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final plot plan of Kennett Square made by J.R. Williams Co., Engineers & Builders (West Chester, PA) dated September 5, 1978, last revised September 29, 1978, and recorded as Chester County Plan #2055 as follows, to wit:

BEGINNING at a point on the easterly side of South Washington Street at the northwest corner of this lot and the southwest corner of Lot 31, which point is measured along the said easterly side of South Washington Street, south 02 degrees 37 minutes 00 seconds east 78.00 feet from a corner of land now or formerly of B.J. Diguiseppi; thence along Lot 31 north 87 degrees 23 minutes 00 seconds east 105.13 feet to a point in line of Lot #21; thence along Lot 21 and Lot 20 south 13 degrees 35 minutes 45 seconds east 69.27 feet to a point a corner of Lot 29; thence along Lot 29, south 87 degrees 23 minutes 00 seconds west 118.32 feet to a point on the easterly side of South Washington Street; thence along the same north 02 degrees 37 minutes 00 seconds west 68.00 feet to the first mentioned to the first mentioned point and place of beginning.

CONTAINING 7,597 square feet of land be the same more or less.

BEING Lot 30 as shown on the above mentioned recorded Plan.

TITLE to said premises is vested in Mario Flores-Velasquez and Abraham Flores by deed from Abraham Flores, Mario Flores a/k/a Mario Flores-Velasques and Liandro Savala dated June 12, 2006 and recorded October 9, 2006 in Deed Book 6975, Page 2240, Instrument #10693966.

PREMISES being known as: 703 South Washington Street, Kennett Square, Pennsylvania 19348.

TAX I.D. #: 3-4-208.11

PLAINTIFF: Deutsche Bank National Trust Co (Trustee for Morga aka Morgan Stanley ABS Capital Inc Trust 2006-HE8

VS

DEFENDANT: **ABRAHAM FLO-**

RES and MARIO FLORES-VELASQUEZ

SALE ADDRESS: 703 S. Washington
Street, Kennett Square, PA 19348

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

SALE NO. 12-1-22

Writ of Execution No. 09-04660

DEBT \$284,650.10

ALL THAT CERTAIN parcel of land situate in West Nantmeal Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan recorded in Chester County Plan No. 10622 and prepared for George W. and D. Geraldine Kaiser by John D. Stapleton II, Registered Surveyor, dated December 13, 1989, and last revised July 25, 1990, as follows, to wit:

BEGINNING at an iron pin set on the east ultimate right of way line of Pennsylvania Route 82 (60 feet wide) a corner of Lot No. 3; thence along sale Lot No. 3 south 87 degrees 18 minutes 22 seconds east passing over iron pins set 75.38 feet and 177.88 feet, respectively, from said beginning point for a distance of 586.55 feet to a point in line of land of George B. Lemmon; thence along said Lemmon's Land, south 11 degrees 51 minutes 58 seconds west 215.33 feet to an iron pin found in line of land of Richard D. Lanser, Sr., et ux; thence along said Lanser's Land for the following two courses and distances: (1) north 68 degrees 11 minutes 23 seconds west 153.00 feet to a point on a large stone and (2) south 25 degrees 28 minutes 03 seconds west 280.97 feet to an iron pin found, a corner of land of Augusto F. and Patricia L. Francheschie; thence along said Francheschi's land north 87 degrees 00 minutes 04 seconds west 267.82 feet to an iron pin set on the aforementioned east ultimate right of way line of Pennsylvania Highway Route 82; thence along said right of way line for the following two courses and distances: (1) north 00 degrees 45 minutes 00 seconds west 345.88 feet to an iron pin set and (2) north 03 degrees 05 minutes 00 seconds west 74.25 feet to the place of beginning.

CONTAINING 4.148 acres of land be the same more or less.

BEING Lot No. 4 as shown on the above mentioned subdivision plan.

TITLE to said premises is vested in Thomas Kaiser a/k/a Thomas W. Kaiser and Timothy J Kaiser by Deed from Thomas W. Kaiser

dated June 11, 2007 and recorded July 24, 2007 in Deed Book 7220, Page 217.

PREMISES being known as: 704 North Manor Road, Elverson, Pennsylvania 19520.

TAX I.D. #: 23-05-0041.050

PLAINTIFF: Indymac Federal Bank
FSB

VS

DEFENDANT: **THOMAS & TIMO-
THY KAISER**

SALE ADDRESS: 704 North Manor Road, Elverson, PA 19520

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

SALE NO. 12-1-23

Writ of Execution No. 10-00469

DEBT \$182,314.17

ALL THOSE TWO CERTAIN lots or pieces of ground, described as one lot, situate in the Township of Warwick, County of Chester, Commonwealth of Pennsylvania, and described according to a Plan of Property belonging to Stanley Chaplin and Mary U. Chaplin, his wife, said Plan made by Walter E. Spotts, Registered Professional Engineers, said Plan having no original date but a revised date of October 1, 1959, as follows, to wit:

BEGINNING at a spike set on the title line in the bed of public road, said public road leading southwestwardly from Hopewell Road to St. Peters at the distance of four hundred ninety two and twenty one-hundredths feet measured on a bearing of south sixty five degrees, thirty two minutes, thirty seconds west, measured along the title line through the bed of the public road from its point of intersection with the line in the bed of Hopewell Road; thence extending from said point of beginning south ten degrees, forty six minutes, thirty seconds east, crossing the southeasterly side of the public road two hundred twenty five feet to a spike; thence extending south sixty five degrees, thirty two minutes, thirty seconds west, two hundred feet to a spike; thence extending north ten degrees, forty six minutes, thirty seconds west, recrossing the southwesterly side of the public road two hundred twenty five feet to a spike on the title line in the bed of the public road; thence extending north sixty five degrees, thirty two minutes, thirty seconds east, measured along the title line through the bed of the public road two hundred feet to the first mentioned spike, the point and place of begin-

ning.

BEING Lots Nos. 6 and 7 as shown on the above mentioned Plan.

TITLE to said premises is vested in Norman C. Koontz a/k/a Norman C. Koontz III and Jill Ann Jarota-Koontz a/k/a Jill Ann Jarota by Deed from George W. Hallock, IV and June A. Hilliard Koch, Executors of the Estate of Lillian Hallock dated April 7, 2005 and recorded June 27, 2005 in Deed Book 6504, Page 97.

PREMISES being known as: 2022 School Road a/k/a E. Schuylkill Road, Pottstown, Pennsylvania 19465.

TAX I.D. #: 19-3-36.5

PLAINTIFF: BAC Home Loans Servicing LP (FKA)

VS

DEFENDANT: **NORMAN C. & ANN JAROTA-KOONTZ**

SALE ADDRESS: 2022 School Road aka 2022 E. Schuylkill Road, Pottstown, PA 19465

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

SALE NO. 12-1-24

Writ of Execution No. 08-14214

DEBT \$159,279.31

PREMISES A

ALL THAT CERTAIN tract of land known as Lot No. 60 on a Plan of Lots called the John Wesley Cook Lots situated in Caln Township Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.e. April 15, 1942, as follows:

BEGINNING at a spike in the centerline of a public road leading to Caln Meetinghouse, a corner of land of Walter M. Fisher and Flora Virginia Fisher, distant 160 feet west of an iron pin in another public road leading from Thorndale to Guthriesville measuring along the middle of the first mentioned road; thence along the middle of said road leading to Caln Meetinghouse south 87 degrees 07 minutes west 65 feet to an iron pin, the southeast corner of Lot No. 61 on a Plan of Lots called John Wesley Cook Lots; thence along said Lot No. 61 north 2 degrees 53 minutes west, 160 feet to a stake in a line of remaining land of the grantor herein; thence along the same north 87 degrees 07 minutes east 65 feet to a stake in a line of other lands of the grantor herein thence along the same and land of Walter M. Fisher and Flora Virginia Fisher south 2

degrees 53 minutes east, 160 feet to the place of beginning.

PREMISES B

ALL THAT CERTAIN tract of land known as Lot No. 60 on a revised Plan of Lots of John Wesley Cook, situated in Caln Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry C.e., May 15, 1960, as follows:

BEGINNING at a point in the middle of a public road leading from the Thorndale Guthriesville Public Road to Caln Meeting House, a corner of Lot No. 60 on said Lot Plan, distant 225 feet measured westwardly along the middle of said first mentioned public road from an iron pin at its intersection with said Thorndale Guthriesville Public Road thence along the middle of said first mentioned public road, south 87 degrees 07 minutes west, 30 feet to a point at the southeast corner of Lot No. 61 on said Lot Plan thence leaving said road and along said Lot passing over an iron pipe marker set on line 17.75 feet from the last mentioned point, north 3 degrees 53 minutes west, 160 feet to an iron pipe marker in line of remaining land of the grantors herein; thence along the same north 87 degrees 07 minutes east 30 feet to a point at the northwest corner of Lot No. 60 on said Lot Plan; thence along the westerly line of said Lot No. 60, south 2 degrees 53 minutes east 160 feet to the place of beginning.

TITLE to said premises is vested in Christine L. Patton by Deed from Todd Reed and Karen Reed dated May 21, 1997 and recorded June 2, 1997 in Deed Book 4183, Page 907.

PREMISES being known as: 3805 Humpton Road, Downingtown, Pennsylvania 19335.

TAX I.D. #: 39-4d-7

PLAINTIFF: Beneficial Consumer Discount Company (DBA)

VS

DEFENDANT: **CHRISTINE L. PATTON**

SALE ADDRESS: 3805 Humpton Rd, Downingtown, PA 19335

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

SALE NO. 12-1-25

Writ of Execution No. 10-13496

DEBT \$168,452.85

ALL THAT CERTAIN brick dwelling

house and tract of land, situate in the Borough of Honeybrook, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made December 10, 1957, by C. I. Slack, P.E., as follows, to wit:

BEGINNING at a railroad spike set in the middle of Main Street and a corner of land of Mabel Talbot; thence along the middle of Main Street north 53 degrees 30 minutes west, 75 feet to a railroad spike and a corner of remaining land of the grantors herein; thence leaving said Main Street and crossing over an iron pipe set 22 feet from said point in the centerline of Main Street and along remaining land of the Grantors herein, north 42 degrees 00 minutes east, 175 feet to an iron pipe, a corner of remaining land of the grantors herein; thence along said remaining land of the grantors herein, south 53 degrees 30 minutes east, 75 feet to an iron pipe, a corner of land of the grantors herein and in line of land of the said Mabel Talbot; thence along the said Mabel Talbot's land, south 42 degrees 00 minutes west, 175 feet to a railroad spike and place of beginning and passing over an iron pipe set 22 feet therefrom.

TITLE to said premises is vested in Christopher P. Hessler and Sandra L. Hessler, husband and wife, by deed from Christopher P. Hessler, Sandra L. Hessler, and Robert J. Konzelman, Sr. dated September 24, 1998 and recorded October 2, 1998 in Deed Book 4430, Page 0471.

PREMISES being known as: 4811 Horseshoe Pike, Honey Brook, Pennsylvania 19344.

TAX I.D. #: 12-01-0011.010

PLAINTIFF: BAC Home Loans Servicing LP (FKA) Countrywide Home Loan Servicing LP

VS

DEFENDANT: **CHRISTOPHER & SANDRA HESSLER**

SALE ADDRESS: 4811 Horseshoe Pk, Honey Brook, PA 19344

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

SALE NO. 12-1-26

Writ of Execution No. 10-11628

DEBT \$164,315.91

ALL THAT CERTAIN lot or land, situate in the 3rd Ward of the City of Coatesville,

County of Chester and Commonwealth of Pennsylvania, more particularly bounded and described as follows.

BEGINNING at a point of intersection of the east curb line of 5th Avenue with the south curb line of Elm Street; thence measuring along the said east curb line of 5th Avenue, southwardly 50 feet to a point a corner of land now or late of David F. Myers and extending back eastwardly between parallel lines of that width 120 feet to Marion Street.

BOUNDED on the north by the south curb line of Elm Street, on the east by the west line of Marion Street on the south by land known or late of David F. Myers and on the west the east curb line of 5th Avenue.

BEING the same premises which JP Morgan Chase Bank f/n/a the Chase Manhattan Bank, successor by merger to Chase Bank of Taxes, N.A., f/k/a Texas Commerce Bank, N.A., as trustee and custodian, by Saxon Mortgage Services, Inc. f/n/a Meritech Mortgage Services, Inc. by Deed dated 09-21-04 and recorded 11-08-04 in Chester County in 6327 Page 1704 conveyed unto Steven P. Sokolowski, Grantees, in fee.

BEING known as: 127 North 5th Avenue, Coatesville, PA 19320

PROPERTY ID No.: 1606003600

UPI: 16-6-36

TITLE to said premises is vested in Kasandra Lane and Eugene Tiggett by Deed from Steven P. Sokolowski dated 03/10/2006 recorded 03/29/2006 in Deed Book 8799 Page 2274.

PLAINTIFF: HSBC Bank USA NA
VS

DEFENDANT: **EUGENE TIGGETT and KASANDRA LANE**

SALE ADDRESS: 127 N 5th Ave, Coatesville, PA 19320

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

SALE NO. 12-1-27

Writ of Execution No. 10-10688

DEBT \$175,052.26

ALL THAT CERTAIN unit, designated as Building Number 20, Unit Number 453, being a Unit in Old Forge Crossing Condominium, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Old Forge Crossing Condominium, bearing date the 26th day

of May, A.D., 1981 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania on the 27th day of May, A.D., 1981 in Deed Book 516, Page 338, etc., and Plats and Plans for Old Forge Crossing Condominium bearing dated 26th day of May A.D., dated and recorded on the 27th day of May A.D., in 1981 in Condominium Plan Book 516.

TOGETHER with all right, title and interest, being a .1725% undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with all right, title and interest of in and to the limited common elements designated this Unit in the Declaration of Condominium, and/or Plats or Plans.

UNDER and subject, nevertheless, to the right and powers of the Executive Board of, in and to the reserved common elements as defined in the Declaration of Condominium.

BEING known as 453 Old Forge Crossing, Devon, PA 19333

BEING the same premises which Charles Daniel Willis by Indenture dated November 1, 2007 and recorded March 13, 2008 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Deed Book 7385, Page 221, granted and conveyed unto Christopher T. Ciarrocchi, as sole owner.

PARCEL No. 43-5-718

IMPROVEMENTS: condominium unit.

PLAINTIFF: Bank of America NA
VS

DEFENDANT: **CHRISTOPHER T. CIARROCCHI**

SALE ADDRESS: 453 Old Forge Crossing, Devon, PA 19333

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

SALE NO. 12-1-28

Writ of Execution No. 08-05146

DEBT \$265,161.95

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of "Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyor dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the north-easterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of east Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending along Lot No. 18 south 66 degrees 32 minutes west 287.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 135.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west), 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING commonly known as 16 Keller Way, Downingtown, PA 19335

TAX Parcel #30-5-43.4

IMPROVEMENTS: Residential dwelling

UPI #30-5-43.4

TITLE to said premises is vested in William Vandurme and Alicia Vandurme, his wife by Deed from William Vandurme, dated 3/9/2005 and recorded 4/6/2005 in Record Book 6454, Page 1190.

PLAINTIFF: LaSalle Bank NA (Trustee) (Assignor) AKA MLMI Trust Series 2006-HE3

VS

DEFENDANT: **WILLIAM & ALICIA VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

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

SALE NO. 12-1-29

Writ of Execution No. 11-01471

DEBT \$463,774.76

ALL THAT CERTAIN parcel of land situate in Township of East Whiteland, County of

Chester, Commonwealth of Pennsylvania, shown as Lot 2 on a Plan of Subdivision for Apex Constructors, Inc., dated April 30, 2002 and last revised May 30, 2002, prepared by Edward B. Walsh and Associates, Inc., Civil Engineers and Land Surveyors, Downingtown, PA, and being more fully described as follows:

BEGINNING at the northwest corner thereof, a common corner of this and Lot 1 in the west right-of-way line of Spring Valley Road (T-428), fifty (50) feet wide; thence from the point of beginning, along the west right-of-way line of Spring Valley Road, the following two (2) courses and distances: (1) south 54 degrees 13 minutes 13 seconds east 158.11 feet to a point; (2) south 57 degrees 33 minutes 03 seconds east 43.00 feet to the northwest corner of Lot 3, as shown on said Plan; thence along the northwest line of Lot 3, south 32 degrees 26 minutes 57 seconds west 284.73 feet to a point in the east line of a certain 100 foot wide Philadelphia Electric Company Easement and the east line of lands now or late of the Cutler Group, Inc.; thence along said line and lands, the following two (2) courses and distances: (1) passing over a concrete monument found on line 1.27 feet southeast of the next mentioned point, north 66 degrees 06 minutes 25 seconds west, a total distance of 177.57 to an iron pipe found; (2) north 53 degrees 08 minutes 58 seconds west 44.40 feet to the southeast corner of Lot 1, aforesaid; thence along the southeast line of Lot 1, crossing the south terminus of a certain thirty (30) feet wide driveway and utility easement, 50.00 feet from the next mentioned point, and partly along the centerline of said easement, north 35 degrees 46 minutes 47 seconds east, a total distance of 327.48 feet to the point of beginning.

CONTAINING: 66,005 square feet of land, be the same more or less.

BEING the same property which J.B. Properties, L.L.C., a Pennsylvania Limited Liability Company, by Deed dated September 14, 2004 and recorded with the Chester County Recorder of Deeds Office on September 23, 2004, in Deed Book Volume 6288 Page 2328, granted and conveyed to C. Edward Ashley and Diana M. Ashley.

PROPERTY known as: 44 Spring Valley Road, Malvern, PA 19355

BEING UPI #42-3-49.3

IMPROVEMENTS: residential dwelling

PLAINTIFF: Citizens Bank of

Pennsylvania

VS

DEFENDANT: **C. EDWARD & DIANA M. ASHLEY**

SALE ADDRESS: 44 Spring Valley Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LAUREN BERSCHLER KARL, 412-232-0707**

SALE NO. 12-1-31

Writ of Execution No. 11-03460

DEBT \$240,287.71

TRACT NO. 1

ALL THOSE TWO CERTAIN lots or tracts of ground situate in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as Lot Nos. 1 and 2 on said Plan of Lots called "Foley Park", bounded and described as follows, to wit:

BEGINNING at a point along the north side of said Valley Road, a distance of 40 feet; thence extending back northwardly between parallel lines of width of 40 feet a distance of depth of 120 feet to a 15 foot wide alley.

BOUNDED on the north by said 15 foot wide alley; on the east by other land of the grantor, on the south by Valley Road and on the west by Lot No. 3.

BEING County UPI Tax ID No. 38-5F-38.

TRACT NO. 2

ALL THOSE TWO CERTAIN lots or tracts of land situate in Valley Township, Chester County, Pennsylvania, designated as Lot Nos. 3 and 4 on a Plan of Lots called "Foley Park" made by Ellen N. Foley and recorded in the Recorder's Office of Chester County, PA in Plan Book No. 1 Page 75, bounded and described as follows, to wit:

BEGINNING at a point on the north line of Valley Road at a corner of Lot No. 2 and distant 40 feet westwardly from the west line of Foley Avenue; thence measuring along the north line of Valley Road 40 feet and extending back northwardly between parallel lines of that wide at right angles to said Valley Road 120 feet to the south line of 15 feet wide alley bounded on the east by Lot No. 2 and on the west by Lot No. 5.

BEING County UPI Tax ID No. 38-5F-37.

TAX Parcel Numbers: 38-5F-38 and 38-5F-37

BEING known as: 1265 Valley Road,

Coatesville, PA 19320

BEING the same premises which Michael A. Donnell and Sherry E. Donnell, husband and wife, by Deed dated 3/31/2004 and recorded 4/5/2004 in Montgomery County in Deed Book 6109 Page 1101 Instrument #10396258 granted and conveyed unto Edward G. Stumm and Donna L. Stumm, husband and wife.

PLAINTIFF: Residential Credit Solutions, Inc.

VS

DEFENDANT: **EDWARD G. STUMM and DONNA L. STUMM**

SALE ADDRESS: 1265 Valley Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MICHAEL T. McKEEVER, 215-627-1322**

SALE NO. 12-1-32

Writ of Execution No. 06-00468

DEBT \$294,517.43

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Pennsbury, County of Chester, State of Pennsylvania and described according to a Plan of Property of William H. Church Estate, said Plan made by G. D. Houtman & Son, Civil Engineers and Land Surveyors dated October 25, 1960, as follows, to wit:

BEGINNING at a spike forming the intersection of the southeasterly line of land now or late of Edna Louise Stellwagon and the title line in the bed of Brinton's Bridge Road (proposed fifty feet wide); thence extending from said point of beginning measured along the title line through the bed of Brinton's Bridge Road the three following courses and distances to wit: (1) south fifty-four degrees forty-five minutes east three hundred two and sixty-seven one-hundredths feet to a spike; (2) south fifty-two degrees fifty-five minutes east one hundred fifty-three and thirteen one-hundredths feet to a spike; and (3) south forty-eight degrees thirty-eight minutes east forty-two and thirty-one one-hundredths feet to a point on the extension of the northeasterly side of a certain private road (fifty feet wide); thence extending north eighty-six degrees fifty-one minutes west measured along the northeasterly side of its extension of the private road two hundred twenty and five one-hundredths feet to a point of curve in the same; thence extending northwestwardly and southwestwardly partly along the northeasterly and partly along the north-

westerly sides of the private road on the arc of a circle curving to the left having a radius of four hundred twenty feet the arc distance of three hundred seventy and thirty-one one-hundredths feet to a point; thence extending north forty-seven degrees twenty-two minutes west forty-seven and thirty-six one-hundredths feet to a point on the southeasterly line of land now or late of Louise Stellwagon aforesaid; thence extending along the last mentioned land the two following courses and distances to wit: (1) north sixteen degrees thirty-seven minutes east two hundred fifty-four degrees thirty minutes east, crossing the southwesterly side of Brinton's Bridge Road one hundred eighty-one and three one-hundredths feet to the first mentioned spike, the point and place of beginning.

TAX Parcel No. 64-03-0064-070

PROPERTY: 2149 Brintons Bridge Road W., West Chester, PA 19382

BEING the same premises which William Ashton and Catherine R. Ashton, husband and wife, by Deed dated July 6, 1971 and recorded in the Chester County Recorder of Deeds Office on July 7, 1971 in Deed Book 40 Page 317, granted and conveyed unto Clarence W. Bowersox, Jr. and Clare B. Bowersox, husband and wife.

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Notes Trust 2005-SD3

VS

DEFENDANT: **CLARE B. BOWERSOX and CLARENCE W. BOWERSOX, JR.**

SALE ADDRESS: 2149 Brintons Bridge Road W., West Chester, Pa. 19382

PLAINTIFF ATTORNEY: **MICHAEL T. McKEEVER, 215-627-1322**

SALE NO. 12-1-33

Writ of Execution No. 08-00796

DEBT \$152,192.87

ALL THAT CERTAIN tract of ground with the improvements thereon erected.

SITUATE in the Township of Elk, County of Chester, and State of Pennsylvania, bounded and described according to a survey made by N.M. Lake, Inc. Civil Engineers and Land Surveyors (Drawing No. 83222) dated April 25, 1983 as follows, to wit:

BEGINNING in the northwest corner, at a point in the center line of PA. Route 472 and being the southwest corner of lands now or late of

George Ortega; thence leaving said road and by said lands, north 72 degrees 11 minutes 05 seconds east, 236.00 feet to an iron pipe set in line of lands of Frank McBerty; thence by said lands, south 16 degrees 54 minutes 46 seconds east 154.83 feet to a point marking a corner of Lot #1 on said Plan; thence by said Lot, south 72 degrees 11 minutes 05 seconds west, 236.00 feet to a point in the center line of PA. Route 472 aforesaid; thence by said center line north 16 degrees 54 minutes 46 seconds west, 154.83 feet to the point and place of beginning.

BEING Lot No. 2 on said Plan.

CONTAINING 36,535 square feet, more or less.

TAX Parcel #70-2-9

BEING known as: 7797 Hickory Hill Road, Oxford, PA 19363

PROPERTY ID No.: 70-02-0009

UPI No.: 70-2-9

TITLE to said premises is vested in Nicholas O. Delledonne and Linda Diamicis by Deed from Central Penn Property Services, Inc., a Pennsylvania Corporation dated 06/05/2003 recorded 07/08/2003 in Deed Book 5773 Page 523.

PLAINTIFF: Unknown Requestor
AKA Option One Mortgage Loantrust
VS

DEFENDANT: **LINDA DIAMICIS
and NICHOLAS DELLEDONE**

SALE ADDRESS: 7797 Hickory Hill Road, Oxford, PA 19363

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

SALE NO. 12-1-34
Writ of Execution No. 09-07930
DEBT \$169,149.56

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Vincent, County of Chester and Commonwealth of Pennsylvania, being Lot #15 on Plan of Lots laid out for Wright Miller and Marcell Scholler, made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated July 10th, 1957 as follows, to wit:

BEGINNING at a point in the southerly side of Marcel Avenue (laid out forty feet wide), a corner of Lot #16; thence along the side of said Avenue, south seventy four degrees, twenty four minutes east, seventy and thirty eight one-hun-

dredths feet to an iron pin, marking a point of curve to the right having a radius of fifteen feet through a central angle of twenty eight degrees, thirty nine minutes, an arc distance of seven and fifty one-hundredths feet to an iron pin, a point of tangent; thence south forty five degrees, forty five minutes east, sixty seven and twelve one-hundredths feet to an iron pin, a point of curve to the right into Kenneth Avenue, having a radius of fifteen feet through a central angle of sixty five degrees, eight minutes, an arc distance of seventeen and five one-hundredths feet to an iron pin, a point of tangent; thence along the westerly side of Kenneth Avenue (laid out forty feet wide), south nineteen degrees, twenty three minutes west, one hundred fifty two and sixteen one-hundredths feet to a corner of Lot #56; thence along the same, north seventy four degrees, twenty four minutes west, one hundred thirty four and twenty one-hundredths feet to a corner of Lot #16; thence along the same, north fifteen degrees, thirty six minutes east, two hundred feet to the first mentioned point and place of beginning. Containing twenty seven thousand two hundred square feet of land, more or less.

ALSO being known as: 11 Kenneth Avenue, Spring City, PA 19475

PARCEL No.: 21-005H-0043

IMPROVEMENTS: building

BEING the same premises which Howard E. Umble and Mary Jane Umble, husband and wife, by Deed dated August 17, 2007 and recorded on August 23, 2007 in and for Chester County, in Deed Book 7246, Page 2065, granted and conveyed unto Gerald L. Barney and Jean Ann Barney.

PLAINTIFF: Eastern Savings Bank
FSB

VS
DEFENDANT: **GERALD & JEAN
ANN BARNEY**

SALE ADDRESS: 11 Kenneth Ave,
Spring City, PA 19475

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

SALE NO. 12-1-36
Writ of Execution No. 10-13376
DEBT \$97,411.73

BY virtue of a Writ of Execution No.
10-13376

OWNER(S) of property situate in the

Township of Uwchlan, Chester County, Pennsylvania, being 406 Holly Tree Court, Chester Springs, PA 19425-2337

UPI No. 33-2-555

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$97,411.73

ASSESSMENT: \$105,780.00

PLAINTIFF: Citimortgage Inc

VS

DEFENDANT: **GARY NORMAN**

LASH

SALE ADDRESS: 406 Holly Tree Court, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **LAUREN**

R. TABAS, 215-563-7000

SALE NO. 12-1-37

Writ of Execution No. 10-08795

DEBT \$95,574.78

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances situate in the Township of London Grove, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property owned by Conrad Pyle Company made by G.E. Regester Jr and Sons Surveyors dated 10-03-68 to wit:

BEGINNING at a point in the title line in the bed of a public road known as Rosehill Road at a corner of parcel 'a' on said plan, which point is measured north 58 degrees 9 minutes 12 seconds west, 490.03 feet form a nail marking the intersection of the title line in the bed of Rosehill Road with the title line in the bed of a public road legislative Route # 15168 (as shown on said plan) thence extending from said beginning point, along parcel 'a' on said plan, the two following courses and distances: (1) south 2 degrees 34 minutes 20 seconds east 88.15 feet to an iron pin; and (2) south 46 degrees 53 minutes 40 seconds west 276.81, feet to an iron pin in line of land now or late of the West Grove Church of the Nazarene; thence extending along the same north 34 degrees 35 minutes 20 seconds west 107.17 feet to an iron pin along the same north 34 degrees 50 minutes 24 seconds east 297.53 feet to an old spike in the title line in 34 degrees 50 minutes 24 seconds east 297.53 feet to an old spike in the title line in the bed of Rosehill Road, thence extending along the same south 58 degrees 9 minutes 12 seconds east, 104.73 feet to the first mentioned point and place

of beginning.

BEING parcel 'b' as shown on said plan

TITLE to said premises is vested in Juan E. Prado and Matilde Prado, h/w, by Deed from Juan E. Prado and Matilde Feliciano, h/w, dated 05/24/1999, recorded 06/02/1999 in Book 4573, Page 190.

UPI #58-8-126

BEING known as the premises of 260 Rose Hill Road, West Grove, PA 19390-8903

RESIDENTIAL property

PLAINTIFF: Wells Fargo Bank N A (S/B/M)

VS

DEFENDANT: **JUAN & MATILDE PRADO**

SALE ADDRESS: 260 Rose Hill Rd, West Grove, PA 19390

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

SALE NO. 12-1-38

Writ of Execution No. 11-06566

DEBT \$396,685.06

BY virtue of a Writ of Execution No. 2011-06566-RC

OWNER(S) of property situate in the Township of West Vincent, Chester County, Pennsylvania, being 433 Fairmont Drive, Chester Springs, PA 19425-3657

UPI No. 25-7-0321

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$396,685.06

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **CHARLES & JACQUELINE KESSLER**

SALE ADDRESS: 433 Fairmont Drive, Chester Springs, PA 19425

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

SALE NO. 12-1-41

Writ of Execution No. 09-07982

DEBT \$191,746.33

BY virtue of a Writ of Execution No. 09-07982

OWNER(S) of property situate in the

Township of New Garden, Chester County,
Pennsylvania, being 100 Buena Vista Drive,
Kennett Square, PA 19348-4219

UPI No. 60-2-163

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$191,746.33

PLAINTIFF: BAC Home Loans

Servicing LP

VS

DEFENDANT: **HECTOR**

RAMIREZ-RIOS

SALE ADDRESS: 100 Buena Vista Dr,
Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **ANDREW**

C. BRAMBLETT, 484-454-5875

SALE NO. 12-1-43

Writ of Execution No. 09-05813

DEBT \$557,680.81

ALL THAT CERTAIN lot or piece of
ground with the buildings and improvements
thereon erected, situate in the Township of
Tredyffnn, County of Chester and Commonwealth
of Pennsylvania, bounded and described according
to a map of property made for George K.
McFarland, Trustee, by Milton R. Yerkes, Civil
Engineers, Bryn Mawr, Pennsylvania, October 21,
1937 and revised February 8, 1950, as follows, to
wit:

BEGINNING at a point in the middle
line of Hollow Road (thirty three feet wide) at the
distance of five hundred eleven and nineteen one-
hundredths feet measured northeastwardly along
the middle line of said Hollow Road from its inter-
section with the middle line of King of Prussia
Road (thirty three feet wide); thence extending
along the middle line of Hollow Road, north sixty
nine degrees, seven minutes east, one hundred
twenty four and fifty one one-hundredths feet to a
point; thence extending south twenty three
degrees, ten minutes east, two hundred fifty six
and forty five one-hundredths feet to an iron pin;
thence extending south sixty seven degrees, fifty
nine minutes west, one hundred twenty four and
forty two one-hundredths feet to a point; thence
extending north twenty three degrees, ten minutes
west, two hundred fifty eight and ninety one one-
hundredths feet to the first mentioned point and
place of beginning.

PROPERTY address: 896 Hollow
Road, Wayne, PA 19087

FOLIO No. 43-7P-22

PLAINTIFF: Wells Fargo Bank NA as

Trustee

VS

DEFENDANT: **KRISTEN & CHRIS-
TIAN W., SR. LEVIS**

SALE ADDRESS: 896 Hollow Road,
Wayne, PA 19087

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

SALE NO. 12-1-44

Writ of Execution No. 10-08671

DEBT \$316,252.92

BY virtue of a Writ of Execution No.
10-08671

OWNER(S) of property situate in the
Township of East Coventry, Chester County,
Pennsylvania, being 224 South Savanna Drive,
Pottstown, PA 19465-6603

UPI No. 18-1-392

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$316,252.92

PLAINTIFF: BAC Home Loans

Servicing L P

VS

DEFENDANT: **MICHAEL &
MICHELLE HUNTER**

SALE ADDRESS: 224 S. Savanna Dr,
Pottstown, PA 19465

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

SALE NO. 12-1-45

Writ of Execution No. 09-02772

DEBT \$304,140.30

ALL THAT CERTAIN tract of land sit-
uate in East Nottingham Township, County of
Chester Commonwealth of Pennsylvania as the
same appears as Lot 152 on a Final Plan at
"Wiltshire at Oxford" Subdivision #404202 pre-
pared by Lake Roeder Hillard & Beers, Civil
Engineers and Land Surveyors, Oxford, PA. and
recorded in the Office of the Recorder of Deeds in
and for Chester County, PA as Plan No. 14559,
bounded and described as follows:

BEGINNING at a 3/4 rebar set on the
easterly right of way line of Old Library Lane at
the westerly corner of Lot 153 of the above refer-
enced Plan, thence (1) along Lot 153, south 56

degrees 25 minutes 25 seconds east, 156.63 feet to a 3/4 rebar set at the westerly corner of Lot 149 and the northerly corner of Lot 151, having crossed a 15 foot wide drainage easement thence (2) along Lot 151, south 52 degrees 43 minutes 56 seconds west, 169.36 feet to a 3/4 rebar set on the easterly right of way line of Old Library Lane, thence along the easterly right of way line of Old Library Lane the following three courses and distances (3) along the 15 feet wide drainage easement north 37 degrees 16 minutes 04 seconds west, 18.08 feet to the point of curvature (4) along the arc of a 125.00 foot radius curve to the right 154.56 feet to the point of lanfency, said curve having a chord distance of 144.90 feet and bearing north 01 degrees 50 minutes 44 seconds west and (5) north 33 degrees 34 minutes 35 seconds east, 35.97 feet to a rebar, the point of beginning.

SUBJECT to a 15 feet wide drainage easement as shown on the above referenced Plan.

TITLE to said premises is vested in Tracy S. Fuller a/k/a Tracy Shane Fuller and Rebecca L. Fuller a/k/a Rebecca Lynn Fuller, husband and wife, by Deed from Vincent P. Cipollone, Jr. dated May 9, 2006 and recorded May 18, 2008 in Deed Book 6846, Page 1176 Instrument #10651242.

PREMISES being known as: 908 Old Library Lane, Oxford, Pennsylvania 19363.

TAX I.D. #: 69-3-64.90

PLAINTIFF: The Bank of New York as Trustee

VS

DEFENDANT: **TRACY & REBECCA FULLER**

SALE ADDRESS: 908 Old Library Ln, Oxford, PA 19363

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

SALE NO. 12-1-46

Writ of Execution No. 10-11529

DEBT \$194,821.47

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected; situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, being Lot No. 76 as shown on the Plan of Pennypacker Gardens, Sections A and B, made for Radmont, In. by M.R. and J.B. Yerkes, Civil Engineers on September 6, 1952 and last revised November 3, 1952 and

recorded December 26, 1952 in the Office for the Recording of Deeds at West Chester, Pennsylvania in Plan Book 3 page 19, said lot being more fully bounded and described according to said Plan as follows, to wit.

SITUATE on the southwesterly side of City Line Avenue (50 feet wide) at the distance of 187.71 feet measured south 56 degrees 40 minutes east from the intersection of the said southwesterly side of City Line Avenue with the southeasterly side of Tyler Avenue (50 feet wide) (both lines produced).

CONTAINING in front or breath south 56 degrees 40 minutes east on the southwesterly side of City Line Avenue 64 feet and extending of that width in length or depth south 33 degrees 20 minutes west between parallel lines at right angles to the said southwesterly side of City line Avenue 125 feet.

COUNTY PARCEL NUMBER 15-16-51

BEING the same premises which Geoffrey L. Wilson and Amy B. Wilson, formerly Amy B. Matzik, by Deed dated March 5, 1997 and recorded April 4, 1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4159 Page 2006, granted and conveyed unto Geoffrey L. Wilson and Amy B. Wilson, h/w, in fee.

PLAINTIFF: Household Finance Consumer Discount Company
VS

DEFENDANT: **GEOFFREY L. & AMY B. WILSON**

SALE ADDRESS: 502 City Line Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **STEVEN KEITH EISENBERG, (215) 572-8111**

SALE NO. 12-1-47

Writ of Execution No. 10-13878

DEBT \$279,968.40

ALL THAT CERTAIN lot or piece of ground situate in East Brandywine Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Hedgerow made by Robert F. Harsch & Associates, Inc. dated January 19, 1976 and recorded at Chester County as Plan No. 360, as follows:

BEGINNING at a point on the center line of Cambridge Court which point of beginning

is measured along the center line of Cambridge Court the 2 following courses and distances from a point of intersection which the center line of Cambridge Court makes with the center line of Hawthorne Drive: (1) south eighty two degrees fifty minutes zero seconds west, fourteen and twenty five feet to a point of curve and (2) extending along the arc of a circle curving to the left having a radius of one hundred fifty feet the arc distance of thirty nine and five one-hundredths feet to the first mentioned point of beginning; thence extending from said point of beginning along the center line of Cambridge Court the 2 following courses and distances: (1) extending along the arc of a circle curving to the left having a radius of one hundred fifty feet the arc distance of six and sixty seven one-hundredths feet to a point of tangent; (2) south sixty eight degrees forty five minutes zero seconds west fifty seven feet to a point a corner of Lot 31; thence extending along the same north twenty one degrees fifteen minutes zero seconds west ninety eight and ten one-hundredths feet to a point on line of open space area No. 5; thence extending along the same north seventy four degrees thirty nine minutes five seconds east sixty eight and nine one-hundredths feet to a point a corner of Lot 29; thence extending along the same south eighteen minutes six seconds east ninety one and thirty four one-hundredths feet to a point on the center line of Cambridge Court, being the first mentioned point and place of beginning.

BEING the same premises which Steven D. Heiser, by Deed dated March 30, 2005, and recorded April 8, 2005, in Book 6456, Page 202, granted and conveyed unto Thomas Willett and Rebecca Willett, h/w. The said Thomas Willett departed this life on 05/1/2007 by which title became solely vested in Rebecca Willett as surviving tenant by the entireties.

TITLE to said premises is vested in Shannin Leigh Dabrow, by Deed from Rebecca Willett, dated 05/17/2007, recorded 06/14/2007 in Book 7186, Page 1766.

BEING known as the premises of 30 Cambridge Court, Downingtown, PA 19335-1112 UPI No. 30-2N-78

RESIDENTIAL property

SEIZED in execution as the property of Shannin Leigh Dabrow on No.: 10-13878

PLAINTIFF: BAC Home Loans Servicing LP

VS

DEFENDANT: SHANNIN LEIGH

DABROW

SALE ADDRESS: 30 Cambridge Court, Downingtown, PA 19335

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

SALE NO. 12-1-48

Writ of Execution No. 11-01549

DEBT \$61,064.21

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Township of West Caln, County of Chester, Pa., bounded and described, as follows:

BEGINNING at a corner in the public road, a corner of lands now or late of John W. Hilton; thence along said road, south 83 degrees 40 minutes west 249.2 feet to a corner; thence leaving said road; by remaining lands of Emery R. Phillips et al, of which this is a part, south 06 degrees 40 minutes east 266.5 feet to an iron pin and by the same, north 58 degrees 39 minutes east 43.6 feet to a pin, and south 29 degrees 27 minutes east 136.7 feet to a pin, and still by the same, north 57 degrees 19 minutes east, 169.6 feet to an iron pin in a line of land of John W. Hilton; thence by the same, north 05 degrees 26 minutes west 302 feet to the place of beginning.

CONTAINING 1 acre and 130 perches of land more or less.

BEING Tax Parcel No. 28-8-65.

TITLE is vested in Leroy Herman and Melissa Herman, as tenants by the entirety, by Deed from Sallie Herman, dated 3/18/2005 and recorded 7/29/2005 in Record Book 6567, Page 955.

B.L.R. No. 28-8-65

IMPROVEMENTS: residential dwelling.

PLAINTIFF: American General Consumer Discount Company VS

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

SALE ADDRESS: 1480 Airport Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BEN-JAMIN ELI WITMER, 610-275-7990**

SALE NO. 12-1-49

Writ of Execution No. 11-07892

DEBT \$63,153.85

ALL THAT CERTAIN lot or land on which is erected the west house of a block of two frame dwelling houses situate in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the south curb line of Belmont Street intersects the east line of White alley thence along the south curb line of Belmont Street north eighty-one degrees four minutes east twenty-one and six-tenths feet to a point on said curb line aforesaid opposite the middle of the dividing partition between said block of two frame dwelling houses; thence south nine degrees sixteen minutes east through the middle of said dividing partition one hundred twenty-eight feet to the north line of Pansy Alley; thence by the same south eighty-one degrees four minutes west twenty-two and six tenths feet to the east line of White Alley; thence by the same north nine degrees sixteen minutes west one hundred eight feet to the place of beginning.

CONTAINING twenty-eight hundred ninety-two and eight tenths square feet of land, be the same more or less.

TAX Parcel #: 16-6-0478

BEING known as: 618 Belmont Street, Coatesville, PA 19320

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **SHARON L. GRIEST**

SALE ADDRESS: 618 Belmont St, Coatesville, PA 19320

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

SALE NO. 12-1-50

Writ of Execution No. 09-14413

DEBT \$268,298.37

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of School House Manor, made by Berger & Hayes, Inc., Consulting Engineers, Thorndale, Pa., dated 4/15/1976 last revised 7/26/1976 as follows, to wit:-

BEGINNING at a point on the westerly side of School House Lane (50 feet wide) said point being also a corner of Lot No. 6 (as shown on said Plan); thence extending from said beginning

point and along the westerly side of School House Lane south 12 degrees 23 minutes west 150 feet to a point, a corner of Lot No. 4; thence extending along the same south 81 degrees 07 minutes 09 seconds west 436.94 feet to a point in line of lands of Margaret and Joseph Toomey; thence extending along the same north 08 degrees 52 minutes 51 seconds west 149.72 feet to a point, a corner of Lot No. 6; thence extending along the same north 81 degrees 07 minutes 09 seconds east 427.77 feet to the first mentioned point and place of beginning.

CONTAINING 1.486 acres of land be the same more or less.

BEING Lot No. 5 as shown on said Pan.

TITLE to said premises is vested in Clarence D. Fanning, Jr., and Hope R. Pittman by Deed from Anthony M. Costanzo and Eileen M. Costanzo, husband and wife dated March 15, 2006 and recorded March 29, 2006 in Deed Book 6799, Page 1963.

PREMISES being known as: 130 School House Lane, Coatesville, Pennsylvania 19320.

TAX I.D. #: 39-3-7.17

PLAINTIFF: The Bank of New York Mellon

VS

DEFENDANT: **CLARENCE D. FANNING, JR and HOPE R. PITTMAN**

SALE ADDRESS: 130 School House Lane, Coatesville, PA 19320

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

SALE NO. 12-1-51

Writ of Execution No. 10-10729

DEBT \$340,614.83

ALL THAT CERTAIN message and tract of ground with the building thereon erected, situate in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, and being more particularly bounded and described in accordance with a survey made by George E. Regester, Jr.

UPI No. 62-4-156

PROPERTY address: 947 (formerly 945) Sills Mill Rd., Kennett Square, PA

IMPROVEMENTS: residential dwelling

SOLD as the property of: James Rostocki

PLAINTIFF: Wilmington Savings
Fund Society FSB
VS
DEFENDANT: **JAMES ROSTOCKI**
SALE ADDRESS: 947 Sills Mill Rd
(formerly 945), Kennett Square, PA 19348
PLAINTIFF ATTORNEY: **WILLIAM
J. LEVANT, 610-260-6000**

SALE NO. 12-1-52
Writ of Execution No. 11-02059
DEBT \$204,772.45

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Westtown, County of Chester and the Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan for Chesterfield, Durham Court-Building 600, made by Chester Valley Engineers, Inc., dated June 17, 1986 and recorded June 25, 1986 in Chester County as Plan No. 6401, and being more fully described as follows:

BEGINNING at a point along a limited common area, said point also being the northwest corner of Unit No. 601 as shown on said Plan; thence extending along said limited common area the following twelve courses and distances; (1) north 03 degrees 23 minutes 30 seconds east, 10.8 feet to a point and (2) south 86 degrees 36 minutes 30 seconds east, 2.0 feet to a point and (3) north 03 degrees 23 minutes 30 seconds east, 10.2 feet to a point and (4) north 86 degrees 36 minutes 30 seconds west, 2.0 feet to a point, and (5) north 03 degrees 23 minutes 30 seconds east, 14.0 feet to a point and (6) south 86 degrees 36 minutes 30 seconds east, 26.7 feet to a point and (7) north 03 degrees 23 minutes 30 seconds east, 4.0 feet to a point and (8) south 86 degrees 36 minutes 30 seconds east, 12.3 feet to a point and (9) south 03 degrees 23 minutes 30 seconds west, 4.0 feet to a point and (10) south 86 degrees 36 minutes 30 seconds east, 11.0 feet to a point and (11) south 03 degrees 23 minutes 30 seconds west, 35.0 feet to a point (12) north 86 degrees 36 minutes 30 seconds west, 6.0 feet to a corner of Unit No. 601; thence extending along same north 86 degrees 36 minutes 30 seconds west, 44.0 feet to the first mentioned point and place of beginning.

BEING Unit No. 600 as shown on said Plan.

BEING Parcel No. 67-3-332.

TOGETHER with exclusive easements over such Limited Common Area as shall by des-

ignated as reserved for the use of such lot as put forth in Declaration of Covenants, Restrictions, Easements, Charges and Liens as recorded on January 6, 1986 in Record Book 182 Page 335.

TITLE to said premises is vested in Edward J. Johnis and Fannie S. Johnis, husband and wife by Deed from Barbara A. Wesson dated January 4, 1996 and recorded February 1, 1996 in Deed Book 3989 Page 2292.

AND the said Edward J. Johnis departed this life on 02/15/2001 whereby title to said property became vested to Fannie S. Johnis, by right of survivorship.

PLAINTIFF: TD Bank NA
VS
DEFENDANT: **THE ESTATE OF
EDWARD J. JOHNIS**
SALE ADDRESS: 600 Durham Court,
West Chester, PA 19382
PLAINTIFF ATTORNEY: **EVERETT
KIT SHEINTOCH, 484-318-7582**

SALE NO. 12-1-53
Writ of Execution No. 10-14635
DEBT \$249,111.39

PREMISES "A"

ALL THOSE TWO CERTAIN adjoining frame dwelling houses and lots or pieces of ground, situate on the northerly side of High Street, in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described together according to a survey by William J. Magarity on November 5, 1931, as follows, to wit:—

BEGINNING at a point on the northerly side of High Street, at a distance of 110.86 feet measured northeastwardly from an angle point opposite Main Street; thence continuing along the northerly side of High Street, at a distance of 10.00 feet parallel with the curb, north 64 degrees 30 minutes east, a distance of 22.24 feet to lands now or late of Herman Phillips; thence along said lands now or late of Herman Phillips north 23 degrees 00 minutes west, a distance of 116.50 feet to a corner of other lands now or late of Tessie Siegel; thence south 69 degrees 00 minutes west, a distance of 25.69 feet to other lands now or late of Tessie Siegel; thence still along the latter lands, south 24 degrees 40 minutes east, a distance of 118.42 feet to the first mentioned point and place of beginning.

BEING known as 213 and 215 High Street.

PREMISES "B"

ALL THAT CERTAIN one-half of a double stone plastered house, situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Earl R. Ewing, R.S. on May 22, 1946, as follows, to wit:—

BEGINNING at a point on the northerly side of High Street (53.00 feet wide), opposite the extended division line between House Numbers 215 and 217 High Street; thence extending along the northerly side of High Street south 64 degrees 30 minutes west 15.48 feet to a point opposite the center line of House Numbers 217 and 219 High Street; thence through the division wall north 25 degrees 17 minutes west 40.62 feet to a point in the rear wall; thence on a line cutting through the center line of a twin outhouse, north 20 degrees 58 minutes west 77.65 feet to an iron pipe; thence along other lands of previous grantors, north 64 degrees 16 minutes east 9.64 feet to an iron pipe; thence along lands of House Number 215 High Street, running through the division wall between House Numbers 215 and 217 High Street, south 25 degrees 17 minutes east 118.05 feet to the first mentioned point and place of beginning.

BEING known as 217 High Street.

PREMISES "C"

ALL THAT CERTAIN stone dwelling house and lot or piece of ground, situate on the northerly side of High Street, in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Earl R. Ewing, Registered Surveyor, No. 6015, under date of May 22, 1946, as follows, to wit:—

BEGINNING at a point on the northerly side of High Street (laid out 53.00 feet wide), 15.48 feet westwardly of the division wall between numbers 215 and 217 High Street; thence along the northerly side of High Street south 64 degrees 30 minutes west 16.52 feet to a point; thence along a wall of Number 221 High Street north 25 degrees 00 minutes west 52.91 feet to a point; thence along another wall north 64 degrees 30 minutes east 5.00 feet to a point; thence along a building and a fence line in the three following courses and distances, viz: (1) north 25 degrees 00 minutes west 11.40 feet; (2) north 11 degrees 00 minutes west 4.12 feet; and (3) north 24 degrees 12 minutes west 48.74 feet to a fence post; thence north 64 degrees 16 minutes east 14.67 feet to an iron pipe; thence on a line cutting through the center line of a twin

outhouse south 20 degrees 58 minutes east 77.64 feet to the rear wall of the house; thence through the house south 25 degrees 17 minutes east 40.62 feet to the first mentioned point and place of beginning.

BEING known as 219 High Street

BEING as to Premises "A" UPI # 15-5-

512

BEING as to Premises "B" UPI #15-5-

511

BEING as to Premises "C" UPI #15-5-

510

BEING as to Premises "A" "B" and "C", Lee F. Erb by Deed dated May 7, 2004, recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania in Record Book 6161 Page 2102, granted and conveyed unto Andrew Duren Jr., and Craig Atkins, their heirs and assigns as tenants in common

PLAINTIFF: TD Bank NA

VS

DEFENDANT: **ANDREW DUREN, JR and CRAIG ATKINS**

SALE ADDRESS: 213-219 High Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **JOEL S. TODD, 484-318-7582**

SALE NO. 12-1-54**Writ of Execution No. 10-07232****DEBT \$287,026.79**

ALL THAT CERTAIN lot or place of ground, situate in the Township of Sadsbury, Chester County, PA bounded and described according to a Plan of Southview made by Harry M. Strong Engineering and Land Surveyors, dated 2/13/1996 revised 9/12/1996 recorded in Chester County as Plan No. 13802 as follows, to wit:

BEGINNING at a point on the east side of Western Avenue (50 feet wide) a corner of Lot 2 as shown on said Plan; thence from said point of beginning along Western Avenue north 2 degrees 54 minutes 43 seconds east 166.00 feet to a point on the south said of Valley Road; thence along the side of Valley Road south 78 degrees 4 minutes 0 seconds east 392.90 feet to a point in line of lands of Philadelphia Electric Company; thence along the lands of Philadelphia Electric Company south 5 degrees 20 minutes 1 seconds east 100.00 feet to a point a corner of Lot 2; thence along Lot 2 north 87 degrees 51 minutes 38 seconds west 402.42 feet

to the first mentioned point and place of beginning.
CONTAINING 52,157.21 square feet,
more or less

BEING UPI No. 37-4-108.7

BEING the same premises which
Household Finance Company by Indenture bearing
date 2/3/2005 and recorded 2/14/2005 in the
Office of the Recorder of Deeds, in and for the
County of Chester in Record Book 6409 Page
1194, granted and conveyed unto Daniel C.
Eldredge and Linda D. Eldredge, husband and
wife, in fee.

BEING known as 10 Western Avenue

PLAINTIFF: TD Bank NA (FKA)

VS

DEFENDANT: **LINDA & DANIEL
ELDRIDGE**

SALE ADDRESS: 10 Western Ave,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **EVERETT
KIT SHEINTOCH, 484-318-7582**

SALE NO. 12-1-55

Writ of Execution No. 10-10005

DEBT \$382,238.85

ALL THAT CERTAIN unit in the property known, named and identified as Eagleview Livework, a condominium, located in Uwchlan Township, Chester County, Pennsylvania, which as heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Chester County Department of Records of a Declaration dated July 14, 2004 and recorded on August 6, 2004 in Record Book 6243 page 1134, being designated as Unit No. 17 together with a proportionate undivided interest in the Common Element (as defined in such Declaration) of 12.5%.

THE grantee, for and on behalf of the Grantee and the Grantee's successors and assigns, by the acceptance of this Deed covenants and agrees to pay such charges for the maintenance of, replacement of and expenses in connection with the above mentioned common elements as may be assessed from time to time by the Council (as defined in the Declaration of Condominium) in accordance with the Uniform Condominium Act, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except insofar as said Act may relieve a subsequent unit owner of liability for prior unpaid assessments; this

covenant shall run with and bind the land and unit hereby conveyed and all subsequent owners thereof.

BEING known as 566 and 570
Wharton Boulevard.

BEING part of Chester County UPI
#33-4-8.4.

BEING the same premise which
Hankin Enterprises, Ltd. by Deed dated January
19, 2004 and recorded February 3, 2005 in the
Office of the Recorder of Deeds of Chester County
in Record Book Volume 6402, Page 873, granted
and conveyed unto Vance E. Foley and Pamela D.
Hale, as Joint Tenants with the Right of
Survivorship, in fee.

TO be sold as the property of Vance E.
Foley and Pamela D. Hale.

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **PAMELA D. HALE
and VANCE E. FOLEY**

SALE ADDRESS: 566-570 Wharton
Dr Unit 17, Exton, PA 19341

PLAINTIFF ATTORNEY: **ALEXA S.
ANTANAVAGE, 610-372-7700**

SALE NO. 12-1-56

Writ of Execution No. 11-07857

DEBT \$868,243.80

ALL THAT CERTAIN lot or tract of
ground with the buildings and improvements
thereon erected, hereditaments and appurtenances,
situate in West Goshen Township, Chester County,
Pennsylvania, designated as Lot No. 1 of Plan of
Lots of "Edgewood", as recorded in the Recorder
of Deeds Office at West Chester, Pennsylvania, in
Books of Plans No. 2 Page 5 more particularly
bounded and described as follows:

BEGINNING at a corner of Lot No. 7
in the center line of the West Chester Turnpike, at
the distance of 541.9 feet, measured northwesterly
from the center line of Ellis Road (Ellis Road is the
dividing line between East Goshen and West
Goshen Townships); thence passing over an iron
pin, 40 feet from the center line of the West
Chester Turnpike, north 24 degrees, 43 minutes
east, 262.6 feet to an iron pin set for a corner of Lot
No. 7 in line of lands of Eleanor S.K. Ellis; thence
north 89 degrees, 10 minutes west, a distance of
193.22 feet to an iron pin in line of land of Nathan
Worrell; thence south 02 degrees, 33 minutes west,
along said Worrell land, a distance of 188.15 feet

to a point in the center line of the said East Chester Turnpike; thence by center line of said Turnpike, south 65 degrees, 17 minutes east, 100 feet to the place of beginning.

BEING known as 1215 West Chester Pike, West Chester, Pennsylvania 19382.

BEING Parcel #52-06A-0039

BEING UPI #52-6A-39

IMPROVEMENTS: Commercial Building

PLAINTIFF: National Penn Bank

VS

DEFENDANT: **CRAWDADDY'S BAYOU BAR & GRILL INC and ROBERT M. TRABOLD**

SALE ADDRESS: 1215 West Chester Pike, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ERIK D. SPURLIN, 610-779-0772**

SALE NO. 12-1-57

Writ of Execution No. 10-03419

DEBT \$630,373.76

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared by Edward B. Walsh & Associates, Inc., dated 11/1/1995, last revised 7/2/1997 and recorded 1/18/2000 as Plan No. 15239, as follows, to wit:

BEGINNING at a point on the north-easterly side of Green Valley Road, a corner of Lot No. 7 on said Plan; thence from said beginning point and along Green Valley Road on the arc of a circle curving to the left having a radius of 177.00 feet, the arc distance of 81.70 feet to a point, a corner of Lot No. 4 on said Plan; thence leaving Green Valley Road and extending along Lot 4, north 06 degrees 32 minutes 48 seconds west 234.27 feet to a point in line of lands now or late of Church Farm School; thence extending along same, north 68 degrees 32 minutes 39 seconds east 53.11 feet to a point, a corner of Lot No. 6 on said Plan; thence extending along Lot 6, south 25 degrees 01 minutes 29 seconds east 153.40 feet to a point and north 65 degrees 08 minutes 21 seconds east 50.00 feet to a point, a corner of Lot No. 7 aforesaid; thence extending along Lot 7 and through the bed of a sanitary sewer easement, south 20 degrees 08 minutes 02 seconds west 152.53 feet to a point on the northeasterly side of Green Valley Road, the

first mentioned point and place of beginning.

COMMONLY known as: 209 Green Valley Road, Exton, PA 19341

BEING the same premises which Anne L. Pisano, a married person, by Deed dated July 27, 2007 and recorded October 26, 2007 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7294 Page 1436, as Instrument Number 10798724, granted and conveyed unto Louis Pisano, in fee.

UPI # 41-5-70.4

PLAINTIFF: Household Realty Corporation VS

DEFENDANT: **LOUIS PISANO**

SALE ADDRESS: 209 Green Valley Road, Exton, PA 19341

PLAINTIFF ATTORNEY: **STEVEN KEITH EISENBERG, 215-572-8111**

SALE NO. 12-1-58

Writ of Execution No. 10-13610

DEBT \$345,956.11

ALL THAT CERTAIN tract or piece of ground, together with the two story Chester County colonial dwelling about to be erected thereon, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Coventryshire, made by Albert G. Newbold dated May 1975 and recorded in Chester County as Plan #303 as follows, to wit:

BEGINNING at a point on the south-east side of Scholl Road, a corner of Lot #32 on said Plan; thence extending from said point of beginning leaving the said side of Scholl Road and along Lot #32 south 63 degrees 46 minutes east 275.80 feet to a corner of Lot #26; thence extending along the same south 35 degrees 52 minutes 50 seconds west 362.42 feet to a point on the north-east side of Scholl Road; thence extending along the northeasterly, easterly and southeasterly sides of Scholl Road along the arc of a circle curving to the right having a radius of 275 feet the arc distance of 473.34 feet to a point on the southeast side of Scholl Road, being the first mentioned point and place of beginning.

BEING Lot #28 as on said Plan.

BEING Tax Parcel No. 17-2-21.17

AS described in mortgage book 7024 page 1073

BEING known as: 838 Scholl Road,

Pottstown, PA 19465

PROPERTY ID No.: 17-02-0021.170

UPI No.: 17-2-21.17

TITLE to said premises is vested in Trevor Gordon by Deed from Bradley Thomas and Tina Grace dated 11/29/2006 recorded 12/5/2006 in Deed Book 7024 Page 1069.

PLAINTIFF: Bank of America NA

VS

DEFENDANT: **TREVOR GORDON**

SALE ADDRESS: 838 Scholl Road,

Pottstown, PA 19465

PLAINTIFF ATTORNEY: **JEROME**

B BLANK

SALE NO. 12-1-59

Writ of Execution No. 10-03915

DEBT \$271,788.79

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

SITUATE in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Lots made for Williams and James, Inc., by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania on July 23, 1954, as follows, to wit:

BEGINNING at a point on the south-westerly side of Hilltop Road (50 feet wide) at the distance of 560.34 feet measured northwestwardly along the said side of Hilltop Road from a point of curve, which point of curve is at the arc distance of 15.70 feet measured along the arc of a circle curving to the left having a radius of 10 feet from a point of tangent, on the northwesterly side of Oak Hill Road (50 feet wide).

CONTAINING in front or breadth along the said side of Hilltop Road, north 29 degrees, 34 minutes west 150 feet and extending of that width in length or depth between parallel lines at right angles to the said Hilltop Road, south 60 degrees, 26 minutes west 249.95 feet.

BEING Lot #32 on the above mentioned Plan.

TITLE to said premises is vested in David E. Sayre and Margaret L. Sayre by Deed from David E. Sayre dated February 12, 1997 and recorded June 18, 1997 in Deed Book 4191, Page 715.

ON June 20, 2007, Margaret Sayre departed this life leaving title vested solely to

David Syre by operation of law.

ON November 20, 2009, David Sayre departed this life. Letters Testamentary were granted to Kelly Anne Yang, Executrix of the Estate of David Syre, Deceased Mortgagor and Real Owner.

PREMISES being known as: 116 West Hilltop Road, West Chester, Pennsylvania 19382.

TAX I.D. #: 67-3-10

PLAINTIFF: The Bank of New York

VS

DEFENDANT: **KELLY ANNE**

YANG

SALE ADDRESS: 116 W Hilltop Rd, West Chester, PA 19382

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

SALE NO. 12-1-60

Writ of Execution No. 10-14449

DEBT \$366,728.87

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a Plan of Penn's Greene, made by Regester & Associates, Inc., dated 11/17/89, last revised 6/22/93 and recorded on 6/22/93, as Plan #12142, as follows, to wit:

BEGINNING at a point on the north-westerly side of road "A", said point also being a corner of Lot #2; thence extending from said beginning point and along the northwesterly side of road "A", south 40 degrees 17 minutes 50 seconds west, 160 feet to a point, a corner of open space A; thence extending along the same, the 2 following courses and distances: (1) north 49 degrees 42 minutes 10 seconds west, 250.37 feet to a point and (2) north 24 degrees 58 minutes 51 seconds east, 165 feet to a point, a corner of Lot #2; thence extending along the same, south 49 degrees 42 minutes 10 seconds east, 294.19 feet to the first mentioned point and place of beginning.

BEING Lot #3 as shown on said Plan.

CONTAINING 1.000 acre of land be the same more or less.

BEING Tax UPI #58-2-44

A.P.N. #: 58-02-0044

AS described in mortgage book: 6409, Page: 712

BEING known as: 12 Penns Greene Drive, West Grove, PA 19390

PROPERTY ID No.: 58-02-0044

UPI No.: 58-2-44

TITLE to said premises is vested in Gary Betty and Lisa Betty, husband and wife, as tenants by the entireties by Deed from Edward T. Weleski, Jr and Nancy R. Weleski, husband and wife dated 08/31/2001 recorded 09/05/2001 in Deed Book 5056 Page 0252.

PLAINTIFF: BAC Home Loans
Servicing LP (F/K/A)

VS

DEFENDANT: **GARY & LISA
BETTY**

SALE ADDRESS: 12 Penn Greene
Drive, West Grove, PA 19390

PLAINTIFF ATTORNEY: **ADAM L.
KAYES, 856-669-5400**

SALE NO. 12-1-61

Writ of Execution No. 10-13769

DEBT \$385,059.28

BY virtue of a Writ of Execution No.
2010-13769

OWNER(S) of property situate in the
Township of East Whiteland, Chester County,
Pennsylvania, being 3 Forest Way, Malvern, PA
19355-2011

UPI No. 42-4Q-178

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$385,059.28

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **MARK W. KEIL-
BAUGH**

SALE ADDRESS: 3 Forest Way,
Malvern, PA 19355

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

SALE NO. 12-1-62

Writ of Execution No. 11-02023

DEBT \$323,916.97

BY virtue of a Writ of Execution No.
2011-02023-RC

OWNER(S) of property situate in the
Township of West Goshen, Chester County,
Pennsylvania, being 213 Long Lane, West Chester,
PA 19380-4707

UPI No. 52-5C-205

IMPROVEMENTS thereon: residential

dwelling

JUDGMENT amount: \$323,916.97

PLAINTIFF: PHH Mortgage
Corporation

VS

DEFENDANT: **TONYA L.
MITCHELL-WESTON**

SALE ADDRESS: 213 Long Lane,
West Chester, PA 19380

PLAINTIFF ATTORNEY: **ANDREW
C. BRAMBLETT, 484-454-5875**

SALE NO. 12-1-63

Writ of Execution No. 10-11359

DEBT \$254,765.57

BY virtue of a Writ of Execution No.
10-11359

OWNER(S) of property situate in the
Township of West Whiteland, Chester County,
Pennsylvania, being 1010 Queen Drive, West
Chester, PA 19380-1446

UPI No. 41-6K-123

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$254,765.57

PLAINTIFF: BAC Home Loans
Servicing (FKA)

VS

DEFENDANT: **MARVIN SWINE-
HART**

SALE ADDRESS: 101 Queen Dr, West
Chester, PA 19380

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

SALE NO. 12-1-64

Writ of Execution No. 09-15182

DEBT \$166,968.00

BY virtue of a Writ of Execution No.
09-15182

OWNER(S) of property situate in the
Township of West Whiteland, Chester County,
Pennsylvania, being 814 West Cub Hunt Lane,
West Chester, PA 19380-1743

UPI No. 41-6-260

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$166,968.00

PLAINTIFF: Beneficial Mutual
Savings Bank

VS

DEFENDANT: **YONG & HEE
SOON LEE**

SALE ADDRESS: 814 W. Cub Hunt
Ln, West Chester, PA 19380

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

SALE NO. 12-1-65

Writ of Execution No. 08-03009

DEBT \$195,556.83

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

SITUATE in the Township of North
Coventry, County of Chester, State of
Pennsylvania, bounded and described as follows,
to wit:

BEGINNING at a post or stake in the
middle of a public road, a corner of lands now or
late of John Halderman; thence by the same north
43 degrees east 15.00 perches to a post; thence by
lands formerly of Samuel Bard, north 41 degrees
west, 5.20 perches to a post; thence south 43
degrees west 15.40 perches to a post or stake in the
middle of a public road, thence along the middle of
said road, south 41 degrees east, 5.20 perches to
the place of beginning.

BEING UPI #17-7-16

TITLE to said premises is vested in
Orville R. March, Jr a/k/a Orville R. March, III by
Deed from Kurt D. Esser dated October 12, 2002
and recorded October 16, 2002 in Deed Book
5423, Page 1019, Instrument No.: 10139676.

PREMISES being known as: 903
Cherry Hill Lane, Pottstown, Pennsylvania 19465.

TAX I.D. #: 17-7-16

PLAINTIFF: Countrywide Home
Loans Inc AKA Deutsche Bank-Harborview
VS

DEFENDANT: **ORVILLE R. (JR)
MARCH AKA ORVILLE R. (III) MARCH**

SALE ADDRESS: 903 Cherry Hill
Lane, Pottstown, PA 19465

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

SALE NO. 12-1-66

Writ of Execution No. 10-09184

DEBT \$70,371.89

BY virtue of a Writ of Execution No.

10-09184

OWNER(S) of property situate in the
Borough of Phoenixville, Chester County,
Pennsylvania, being 355 Walnut Street,
Phoenixville, PA 19460-3546

UPI No. 15-9-467

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$70,371.89

PLAINTIFF: BAC Home Loans
Servicing LP

VS

DEFENDANT: **CLAIR F.
McCLINTIC**

SALE ADDRESS: 355 Walnut St,
Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ANDREW
C. BRAMBLETT, 484-454-5875**

SALE NO. 12-1-67

Writ of Execution No. 10-11106

DEBT \$135,274.05

BY virtue of a Writ of Execution No.
10-11106

OWNER(S) of property situate in the
Borough of Parkesburg, Chester County,
Pennsylvania, being 103 East 2nd Avenue,
Parkesburg, PA 19365-1245

UPI No. 8-4-120

IMPROVEMENTS thereon: residential
dwelling

JUDGMENT amount: \$135,274.05

PLAINTIFF: Wells Fargo Bank NA
(S/B/M)

VS

DEFENDANT: **D. ANDREW & JEN-
NIFER DIFILIPPO**

SALE ADDRESS: 103 East 2nd
Avenue, Parkesburg, PA 19365

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

SALE NO. 12-1-68

Writ of Execution No. 08-02733

DEBT \$175,850.36

BY virtue of a Writ of Execution No.
08-02733

OWNER(S) of property situate in the
Township of Caln, Chester County, Pennsylvania,
being 2800 East Kings Highway, Coatesville, PA
19320-2152

UPI No. 39-4-84

IMPROVEMENTS thereon: residential dwelling

JUDGMENT amount: \$175,850.36

PLAINTIFF: Countrywide Home

Loans Inc

VS

DEFENDANT: **RICHARD KINNEY**

SALE ADDRESS: 2800 East Kings

Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **JENINE**

REBECCA DAVEY, 215-563-7000

SALE NO. 12-1-69

Writ of Execution No. 11-05790

DEBT \$187,188.89

TRACT I:

ALL THAT CERTAIN lot of land situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a survey by George E. Register, Registered Surveyor, dated October 10, 1949, as follows:

BEGINNING at an iron pin set in a line of land which P.S. DuPont conveyed to the Commonwealth of Pennsylvania, and said pin being a corner of land which Grantees herein are about to convey to Lester L. Larson, said pin being set in the east right of way line of Pennsylvania State Highway Route #134; thence along land of W.D. Huffman about to be conveyed to L. L. Larson, north 70 degrees 19 minutes east 217.8 feet to an iron pin; thence along land of Shirley T. Swayne the next two courses and distances, to wit: south 19 degrees 23 minutes east 100 feet to an iron pin; thence south 70 degrees 19 minutes west 217.8 feet to an iron pin set in line of land conveyed by DuPont to the Commonwealth, as aforesaid; thence along the last mentioned land by a line being the east right of way of Pennsylvania State Highway Route #134 leading from Hamorton to Mendenhall north 19 degrees 23 minutes west 100 feet to the first mentioned point and place of beginning.

CONTAINING one-half acre of land, more or less.

TRACT II:

ALL THAT CERTAIN lot of land situate in Kennett Township, Chester County, Pennsylvania as follows:

BEGINNING at an iron pin in the east right of way line of Pennsylvania State Highway Route #134, said point of beginning being a corner of land of Grantees herein. Thence by land of said

Grantees, north 70 degrees 19 minutes east 217.8 feet to an iron pin in line of land of Grantor herein; thence by land of said Grantor the next two courses and distances: south 19 degrees 23 minutes east 25 feet to an iron pin; thence south 70 degrees 19 minutes west 217.8 feet to an iron pin set in the east right of way of Pennsylvania State Highway Route #134 leading from Hamorton to Mendenhall; thence by said east right of way line north 19 degrees 23 minutes west 25 feet to the point and place of beginning.

CONTAINING 544.5 square feet of land be the same more or less.

TRACT III:

ALL THAT CERTAIN tract of land situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a recent survey made by T. G. Colesworthy, Registered Surveyor, as follows:

BEGINNING at an iron pin at the northwest corner of land belonging to Wilbur D. Huffman. Being the southwest corner of land presently owned by Lester L. Larson and the southeast corner of land belonging to P. S. DuPont about to be conveyed to Lester L. Larson thence extending along land of Wilbur D. Huffman, South 19 degrees 23 minutes 29 minutes 20 seconds east 125 feet to an iron pin a corner of land belonging to Shirley T. Swayne; thence extending along other land of P. S. DuPont about to be conveyed to Shirley T. Swayne, south 70 degrees 19 minutes west 82.85 feet to the center line of the concrete pavement of the State Highway leading from Hamorton to Wilmington; thence extending along the center line of the concrete pavement of the State Highway north 18 degrees 19 minutes west 125.04 feet; thence leaving the State Highway and extending along other land of P. S. DuPont about to be conveyed to Lester L. Larson, north 70 degrees, 19 minutes east 80.51 feet the first mentioned point and place of beginning.

CONTAINING 10,210 square feet of land be the same more or less.

TRACT IV:

ALL THAT CERTAIN tract of land situate in Kennett township, Chester County, Pennsylvania, bounded and described according to a blueprint of Harold Tattersall, C.E., dated June 27, 1953, as follows:

BEGINNING at point in line of land of Lester Larson, now or late, and a corner of land of Grantee herein; thence by Larson's land north 70 degrees 19 minutes east 126.59 feet to an iron pin

set in line of land now or late of Russell Brewer et ux: thence by line of the same south 19 degrees 23 minutes 20 seconds east 125 feet to an iron pin a corner of land of Shirley T. Swayne; thence by said Swayne's land south 70 degrees 19 minutes west 126.69 feet to an iron pin, another corner of land of said Grantees; thence by said Grantee's land north 19 degrees 23 minutes 20 seconds west 126 feet to the point and place of beginning.

CONTAINING 15,780 square feet of land, be the same more or less.

TAX I.D. No.: 62-5-32

For information purpose only property is also known as:

315 Kennett Pike, Mendenhall, PA 19357 a/k/a

315 Kennett Pike, Chadds Ford, PA 19317

TITLE TO SAID PREMISES is vested in Stephen T. Bruni and Barbara P. Bruni, husband and wife, from Stephen T. Bruni and Barbara C. Bruni, husband and wife (also known as Barbara P. Bruni) dated 10/11/1993 and recorded on 10/20/1993 in Book 3642, Page 1382.

PLAINTIFF: Wells Fargo Bank NA
VS

DEFENDANT: **BARBARA P. & STEPHEN T. BRUNI**

SALE ADDRESS: 315 Kennett Pike, Mendenhall, PA 19357

PLAINTIFF ATTORNEY: **KIERA McFADDEN-ROAN, 856-840-5815**

SALE NO. 12-1-70

Writ of Execution No. 11-05064

DEBT \$32,450.91

ALL THAT CERTAIN message or tenement and lot or tract of land with the buildings and improvements thereon erected, situated on the east side of 3rd Street in the Borough of Oxford, County of Chester and Commonwealth of Pennsylvania, known as and numbered 37 South 3rd Street (formerly 29th South 3rd Street), bounded and described as follows, to wit:

BEGINNING at a point in 3rd Street, a corner of land now or late of C. Alfred Winchester, which said corner is 2.6 perches south of a corner of land now or late of Clyde P. Alexander, and running thence by land now or late of the said C. Alfred Winchester, south 76 degrees east, 338 feet to the center of the Philadelphia, Baltimore and Washington Railroad; thence along the center of

said railroad, south 38.5 degrees west 27 feet to a corner of land now or late of the Estate of Mary P. Johnson, deceased, thence along said Johnson Estate line, in a straight course, about 338 feet to a point in 3rd Street, aforesaid, and thence along said street, north 15.75 degrees east, 36 feet to the place of beginning.

CONTAINING 10,500 square feet of land, be the same more or less.

BEING the same premises which Patti J. Gillen, by her Deed dated October 21, 2004 and recorded October 29, 2004 in the Recorder of Deeds Office of Chester County in Deed Book 6321, Page 176, granted and conveyed unto Maruita H. Bontz.

BEING Tax Parcel No. 0604 02350000
UPI: 6-4-235

PROPERTY improved with a first floor restaurant and second floor apartment unit.

PLAINTIFF: Peoples Bank of Oxford
VS

DEFENDANT: **MARUITA H. BONTZ**

SALE ADDRESS: 37 S. 3rd Street, Oxford, PA 19363

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

SALE NO. 12-1-72

Writ of Execution No. 10-04685

DEBT \$93,060.09

TRACT No. 1

ALL THAT CERTAIN tract or parcel of land, with the dwelling erected thereon, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the west line of Green Street at the northeast corner of Lot No. 38; thence extending back westwardly along the northerly boundary of said Lot No. 38 a distance of one hundred ten feet to a point in the northeast corner of Lot No. 5, which fronts on Bradley Avenue; thence northwardly along the easterly line of Lots No. 3 and 4 a distance of forty feet to a point in the southeast corner of Lot No. 2 which fronts on Bradley Avenue; thence extending easterly along the southern line of Lot No. 41 a distance of one hundred ten feet to a point in the west line of Green Street at the southeast corner of Lot No. 41; thence southwardly along the west line of Green Street a distance of forty feet to the place of beginning.

Bounded on the west by Lots No. 3 and 4, on the south by Lot No. 38, on the north by Lot No. 41. Known as Building Lot Nos. 39 and 40 in a Plan of Lots called West Coatesville Extension No. 2, which plan is recorded in the Office of the Recorder of Deeds of Chester County, PA. in Plan Book No. 1, Page 81.

TRACT No. 2

ALL THAT CERTAIN tract or piece of ground situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the south line of Euclid Avenue with the west line of Green Street; thence westwardly along said Euclid Avenue one hundred ten feet to a stake; thence southwardly forty feet to a stake; thence eastwardly one hundred ten feet to a stake in the west line of Green Street; thence northwardly forty feet to the place of beginning.

BEING Lot Nos. 41 and 42 in a Plan of Lots called West Coatesville Extension No. 2, which Plan is recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, in Plan Book No. 1, Page 81.

CONTAINING forty four hundred square feet or land.

BEING Tax Parcel 38-5G-59

TAX Parcel #: 38-05G-0059

BEING known as: 60 Green Street,
Coatesville, PA 19320

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **RICHARD L.**

MARKWARD

SALE ADDRESS: 60 Green Street,
Coatesville, PA 19320

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



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